

MARICOPA COUNTY ZONING ORDINANCE

Chapter 5 – Rural Zoning Districts

SECTION 501. RURAL-190 (Rural Zoning District - 190,000 Square Feet Per Dwelling Unit)

ARTICLE 501.1. PURPOSE: The principal purpose of this zoning district is to conserve and protect farms and other open land uses, foster orderly growth in rural areas, prevent urban and agricultural land use conflicts, and encourage sustainable development. The primary purpose of requiring large minimum lots of not less than **190,000 square feet** in area is to discourage small lot or residential subdivisions where public facilities such as water, sewage disposal, parks and playgrounds, and governmental services such as police and fire protection are not available or could not reasonably be made available. Principal uses permitted in this zoning district include both farm and non-farm residential uses, farms, and recreational and institutional uses.
*26

ARTICLE 501.2. USE REGULATIONS: A building or premises shall be used only for the following purposes:

1. **One single-family dwelling** per lot of record.^{*5}
2. One multi-sectional manufactured home per lot of record with the following standards:^{*12, *20}
 - a. If a permanent foundation wall is not installed, all sides of the multi-sectional manufactured home shall extend to meet the surrounding ground, or a facade shall be used on all sides of the manufactured home that would appear to have a foundation wall similar in appearance and kind to those used in conventional site built homes.
 - b. Re-roofing, residing and structural additions shall conform to the Maricopa County Comprehensive Building Codes.
3. Churches, including accessory columbariums provided that the building area of the columbarium shall not exceed **10%** of the total building area of the church building(s).^{*8}
4. Farms, as defined in Chapter 2.
5. Group homes for not more than **ten persons**, subject to the following performance criteria:^{*11, *16}

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- a. Dispersal: No such home shall be located on a lot with a property line within **1,320 feet**, measured in a straight line in any direction, of the lot line of another such group home.
 - b. If licensing is required by the State of Arizona, for the use, proof of such licensure shall be available to the Department of Planning and Development prior to the use being established.
6. Public and charter schools, elementary and high.^{*19 *27}
7. Private schools as long as the following standards are met: ^{*27}
- a. The lot shall be a minimum of **five acres** in size or larger.
 - b. All structures must setback a minimum of **100 feet** from all property lines and shall be screened from adjacent rural and residential zoned properties by a **six foot** high fence.
 - c. The lot shall have frontage along a paved road that has been accepted as a public right-of-way by the Maricopa County Department of Transportation.
 - d. The site shall include on-site drop-off and pick-up of students. All on-site drop-off and pick-up and other parking must be setback at least **50 feet** from all property lines, excluding ingress and egress, and meet requirements as outline in Chapter 11, Section 1102.1.2.1.
 - e. All other standards of the Zoning District shall apply. A zoning clearance must be obtained prior to construction of any school.

If these standards cannot be met, a Special Use Permit may be applied for.

8. Public and private forests and wildlife reservations.
9. Service to the public of water, gas, electricity, telephone and cable television. The foregoing shall be deemed to include without limitation, distribution, collector and feeder lines, pumping or booster stations along pipelines, and substations along electric transmission lines. Public utility treatment and generating plants,

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offices and attendant facilities to the above uses may be allowed with a Special Use Permit.^{*5, *18}

10. Publicly or privately owned or operated fire stations, and publically owned or operated police stations and post offices.^{*4}
11. Golf courses including clubhouses located thereon, but not including miniature courses or practice driving tees operated for commercial purposes.
12. Libraries, museums, parks, playgrounds and community buildings, provided such uses are conducted on a nonprofit basis.^{*1}
13. Home occupations, residential, subject to the following:^{*10}
 - a. The entrepreneur of a home occupation shall reside in the dwelling in which the business operates.
 - b. No one other than the residents of the dwelling shall be employed in the conduct of the home occupation.
 - c. The business shall be conducted entirely within a completely enclosed dwelling.
 - d. The total area used in the conduct of the business shall not exceed **15%** or **250 square feet** of the habitable dwelling area, whichever is less.
 - e. There shall be no signs, advertising, display or other indications of the home occupation on the premises.
 - f. The residential address of the business shall not be listed in any business directory or in any advertising.
 - g. Direct sales of products, from display shelves or racks, is prohibited. However, a customer may pick up an order previously made by telephone or at a sales meeting.
 - h. The home occupation shall not interfere with the delivery of utilities or other services to the area.
 - i. The business shall not generate any noise, vibration, smoke, dust, odors, heat, glare, or electrical interference with radio or television transmission in the area that would exceed that

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normally produced by a dwelling unit in a zoning district used solely for residential purposes.

- j. No mechanical equipment or power tools shall be used, except that used for normal household purposes.
 - k. No toxic, explosive, flammable, radioactive, or other similar material shall be used, sold, or stored on the site.
 - l. There shall be no change to the residential appearance of the premises, including the creation of separate or exclusive business entrance(s).
 - m. No more than **one vehicle** used in commerce shall be permitted in connection with the home occupation. Said vehicle shall be stored in an enclosed garage at all times and shall have no more than **two axles**.
 - n. The number of clients or students on the premises shall not exceed **one** at any time.
 - o. No clients or students shall be permitted on the premises for business purposes between the hours of **10:00 p.m.** and **7:00 a.m.**
 - p. Deliveries from commercial suppliers shall not occur more than once a month, shall not restrict traffic circulation, and shall occur between **8:00 a.m.** and **5:00 p.m.**, Monday through Friday.
 - q. Any outdoor display or storage of materials, goods, supplies, or equipment shall be prohibited.
 - r. If the home occupation requires that any clients or students visit the property, **one parking space** shall be provided per Chapter 11, Section 1102. of this Ordinance. For the purpose of providing said parking space, tandem parking is permissible.
14. Home occupations, cottage industry subject to securing a Special Use Permit. ^{**10}

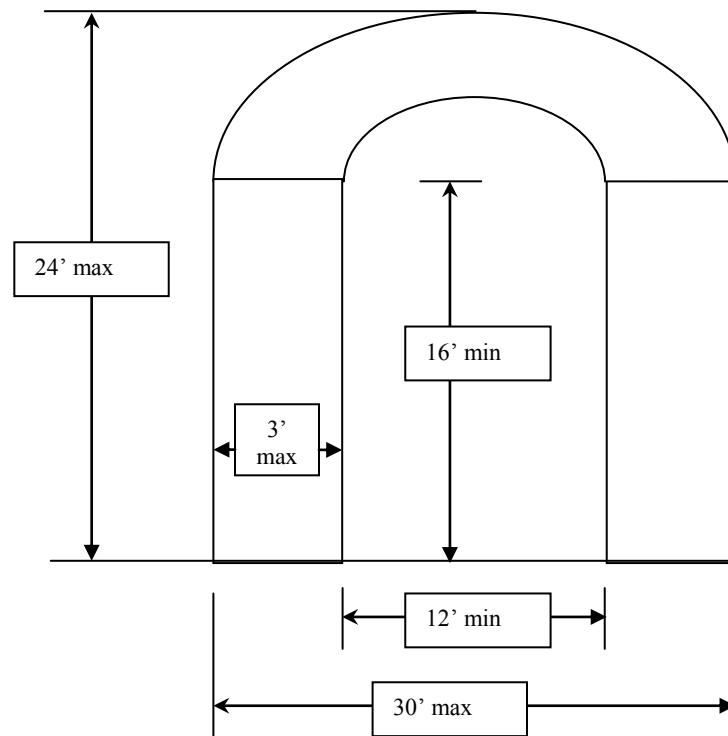
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15. Roadside stands offering for sale only farm products produced on the premises.^{***10}
16. DELETED – Public riding stables and boarding stables. (See Chapter 13, Section 1301.1., Article 1301.1., Item 1301.1.20.^{**3}
17. Plant nurseries and greenhouses for the propagation, cultivation and wholesale distribution of plants produced on the premises, provided such uses do not include retail sales. Open storage is limited to plants or packaged fertilizer, and the buildings and structures used in connection therewith set back from all lot lines a distance of not less than **50 feet**.
18. Corrals for the keeping of horses.
19. Fences or freestanding walls not to exceed a height of **six feet** outside of the lot's buildable area, except for entry feature structures to a residence, ranch or farm, subject to the following:^{*24}
 1. The entry feature shall be over a driveway, and limited to one entry feature per parcel;
 2. The entry feature shall not contain lighting fixtures.
 3. The entry feature shall observe a maximum height of 24', a maximum width of 30', and the structural support components shall be no greater than 3' in diameter or 3' square.
 4. The entry feature shall observe a minimum opening of 12' in width and 16' in height;
 5. Any signage incorporated into the entry feature shall be a maximum of 24 square feet, shall be contained within the exterior dimensions of the entry feature, and shall not obstruct the minimum opening dimensions prescribed in Article 501.2.19.4 above.

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Note: Those utility companies which are regulated by the Arizona Corporation Commission may be allowed increased fence heights due to national, state or local safety standards.^{*7}

20. Accessory dwelling unit (ADU)/Guest House.^{*22,*23}
- a. Only one ADU/guest house shall be permitted where at least one, but no more than one, single family residence exists on the property.^{*23}
 - b. An ADU/guest house may not be rented or leased separate from the primary structure.^{*23}
 - c. The addition of an ADU/guest house shall not cause the property to exceed the allowed maximum lot coverage.^{*23}
 - d. New construction of a detached ADU/guest house or conversion of an existing detached structure to an ADU/guest house shall not encroach into the approved front, side, or rear yard setback. An ADU/guest house shall not be allowed in the required rear yard.^{*23}

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- e. An ADU/guest house shall not have a separate address or mailbox from the principal dwelling.^{*23}
- 21. Accessory buildings and uses customarily incidental to the above uses, including:^{*11}
 - a. Private swimming pool along with incidental installations, such as pumps and filters, provided the following standards, and those in the current County Building Code^{*21}, are met and maintained:
 - 1. Such pool and incidental installations are located in other than the required front yard.
 - 2. Such pools are set back from all lot lines a distance of not less than **three feet**.
 - 3. All fish ponds and other contained bodies of water, either above or below ground level, with the container being **18 inches** or more in depth and/or wider than **eight feet** at any point measured on the long axis shall conform to the location and enclosure requirements for swimming pools as provided in the current County Building Code.^{*21}
 - 4. Irrigation and storm water retention facilities and the water features in public parks and golf courses are exempt from the fencing requirements for swimming pool barriers as provided in the current County Building Code.^{*21}
 - 5. It is the responsibility of the property owner to ensure that any pool enclosure fence and its appurtenances (e.g., gates, latching devices, locks, etc.) are maintained in safe and good working order. No person shall alter or remove any portion of a swimming pool enclosure except to repair, reconstruct or replace the enclosure in compliance with provisions of swimming pool barriers as provided in the current County Building Code.^{*6,*7,*9,*11,*12,*17*21}
 - b. Private tennis court, provided that such court is not constructed within **20 feet** of any adjoining property under

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other ownership, and provided that tennis court fences or walls shall not exceed **12 feet** in height.^{*2}

- c. Servant's quarters with kitchen facilities provided that the servant's quarters are integral to the primary dwelling unit and does not exceed **35%** of its area.^{**11}
- d. Accessory use lights provided that a permitted accessory use exists. The lights must be located on the property so as not to direct or reflect light upon adjoining land, shall not be constructed within **20 feet** of any adjoining property under other ownership, and shall not exceed **20 feet** in height.
- e. Public equestrian uses accessory to a single-family residence limited to the following:^{*25}
 - 1. The boarding of up to five (5) horses and/or other equine not owned by the private property owner and/or resident. Documentation of ownership shall be maintained when more than five (5) horses and/or other equine are kept on the property.
 - 2. Non-commercial public activities (no admission fee shall be charged) involving up to a maximum of 24 persons (including staff, participants and spectators).
 - 3. All structures shall meet minimum setback requirements and the maximum lot coverage requirement. All parcels must meet minimum lot area and width requirements.
 - 4. Any public equestrian use that cannot meet these conditions will require a Special Use Permit in accordance with Article 1301.1.20 of this ordinance.
- f. Renewable energy systems as set forth in Section 1206 of this Ordinance. Where renewable energy systems involve the generation of storage of electricity, only grid-connected or off-grid systems are permitted.^{*26}
- g. Medical Marijuana Qualifying Patient Cultivation Location and Medical Marijuana Designated Caregiver Cultivation Location

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as defined in Chapter 2 of this ordinance subject to all rules adopted by the Arizona Department of Health Services. ^{*28}

22. Emergency housing: Temporary shelter required due to a natural disaster or fire or other circumstances determined to constitute an emergency by the zoning inspector. ^{**11, *15}
23. Deleted 07-07-06. (TA2003005)
24. Temporary uses may be allowed on any lot in this district as authorized in Chapter 13, Section 1302. ^{**11*21}
25. Special uses may be allowed on any lot in this district as authorized in Chapter 13, Section 1301. ^{**11}
26. Temporary model home sales complex - a model home sales complex as part of an approved, recorded subdivision provided that the following conditions are met:
 - A. The uses are only associated with the developer/owner and subdivision or project in which they are located. Model homes must be located on-site.
 - B. Upon sale of the development, cessation of the need for the use (**95% buildout**), or cessation of the use, all structures, modifications to structures and uses related to the model home sales complex shall be removed. Cessation of use shall be deemed to have occurred if there have been no active building permits for a one (1) year period of time.
 - C. Those uses of structures allowed shall meet all building code requirements.
 - D. All necessary permits must be issued prior to placement on the site.
 - E. Temporary flagpoles of up to 60 feet in height are allowed for model home sales complexes. These temporary flagpoles must be removed at the cessation of use as outlined in 501.2.24.b above.

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- F. If these requirements cannot be met, the request shall be processed through the board of adjustment as a temporary use permit.
- 27. Temporary construction office/yard complex – construction yard and construction office complex which may include a security office or residence for a security guard provided that the following conditions are met:
 - A. The uses are only associated with the developer/owner and subdivision or project in which they are located. Off-site construction office/yard complexes may be allowed subject to approval by the Board of Adjustment.
 - B. Upon sale of the development, cessation of the need for the use (95% buildout), or cessation of the use, all structures, modifications to structures and uses related to the construction office/yard complex shall be removed.
 - C. Those uses of structures allowed shall meet all building code requirements.
 - D. All items stored on site shall only be those required for the construction on site.
 - E. The allowed uses may encroach into setback areas.
 - F. All necessary permits must be issued prior to placement on the site.
 - G. If these requirements cannot be met, the request shall be processed through the Board of Adjustment as a Temporary Use Permit.^{*21}

ARTICLE 501.3. HEIGHT REGULATIONS: The height of buildings shall not exceed **30 feet** or **two stories**.

ARTICLE 501.4. YARD REGULATIONS: The required yards are as follows:

- 1. ***Front Yard:***
 - a. There shall be a front yard having a depth of not less than **60 feet**.

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- b. For through lots, a front yard shall be provided along both front lot lines.
 - c. Yards along each street side of corner lots shall have a width equal to not less than **one half** the depth of the required front yard. Yards along each street side of corner lots shall otherwise conform with regulations applicable to front yards.
2. **Side Yard:** There shall be a side yard on each side of a building having a width of not less than **30 feet**.
 3. **Rear Yard:** There shall be a rear yard having a depth of not less than **60 feet**.

ARTICLE 501.5. INTENSITY OF USE REGULATIONS: The intensity of use regulations are as follows:

1. **Lot Area:** Each lot shall have a minimum lot area of **190,000** square feet.
2. **Lot Width:** Each lot shall have a minimum width of **300 feet**.
3. **Lot Area Per Dwelling Unit:** The minimum lot area per dwelling unit shall be **190,000 square feet**.
4. **Lot Coverage:** The maximum lot coverage shall be **5%** of the lot area.
5. **Distance Between Buildings:** The minimum distance between buildings on the same lot shall be **15 feet**.

ARTICLE 501.6. PARKING REGULATIONS: The parking regulations are as provided in Chapter 11, Section 1102. ^{*26}

ARTICLE 501.7. SIGN REGULATIONS: The sign regulations are as provided in Chapter 14, Section 1401. ^{*26}

Date of Revisions			
*1	Revised 1-24-72	*15	Revised 6-5-96
*2	Added 4-07-75	*16	Effective 5-16-98
**3	Deleted 8-11-75	*17	Effective 8-6-99
*4	Revised 1-03-77	*18	Effective 11-19-99
*5	Revised 11-8-82	*19	Effective 11-19-99

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*6	Revised 8-15-83	*20	Deleted 11-19-99
*7	Revised 4-1-85	*21	Effective 07-07-06
*8	Revised 4-10-89	*22	Effective 01-19-2007
*9	Revised 1-04-90	*23	Effective 11-14-2008
*10	Revised 9-12-90	*24	Effective 7-17-09 – TA2009008
**10	New 9-12-90	*25	Effective 9-18-09 – TA2008006
**10	Renumbered 9-12-90	*26	Effective 11-19-10 – TA2009014
*11	Revised 2-20-94	*27	Effective 11-03-10 – TA2010013
**11	Added 2-20-94	*28	Effective 12-28-10 – TA2010017

SECTION 502. RURAL-70 (Rural Zoning District - 70,000 Square Feet Per Dwelling Unit)

ARTICLE 502.1. PURPOSE: The principal purpose of this zoning district is to conserve and protect farms and other open land uses, foster orderly growth in rural areas, prevent urban and agricultural land use conflicts, and encourage sustainable development. The primary purpose of requiring large minimum lots of not less than **70,000 square feet** in area is to discourage small lot or residential subdivisions where public facilities such as water, sewage disposal, parks and playgrounds, and governmental services such as police and fire protection are not available or could not reasonably be made available. Principal uses permitted in this zoning district include both farm and nonfarm residential uses, farms and recreational institutional uses. ^{*2}

ARTICLE 502.2. USE REGULATIONS: The use regulations are the same as those in the **Rural-190** Zoning District.

ARTICLE 502.3. HEIGHT REGULATIONS: The height of buildings shall not exceed **30 feet** or **two stories**.

ARTICLE 502.4. YARD REGULATIONS: The required yards are as follows:

1. ***Front Yard:***

- a. There shall be a front yard having a depth of not less than **60 feet**.
- b. For through lots, a front yard shall be provided along both front lot lines.
- c. Yards along each street side of corner lots shall have a width equal to not less than **one half** the depth of the required

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front yard. Yards along each street side of corner lots shall otherwise conform with regulations applicable to front yards.

2. ***Side Yard:*** There shall be a side yard on each side of a building having a width of not less than **30 feet**.
3. ***Rear Yard:*** There shall be a rear yard having a depth of not less than **60 feet**.

ARTICLE 502.5. INTENSITY OF USE REGULATIONS: The intensity of use regulations are as follows:

1. ***Lot Area:*** Each lot shall have a minimum lot area of **70,000 square feet**.
2. ***Lot Width:*** Each lot shall have a minimum width of **250 feet**.
3. ***Lot Area per Dwelling Unit:*** This minimum lot area per dwelling unit shall be **70,000 square feet**.
4. ***Lot Coverage:*** The maximum lot coverage shall be **10%** of the lot area.
5. ***Distance between Buildings:*** The minimum distance between buildings on the same lot shall be **15 feet**.

ARTICLE 502.6. PARKING REGULATIONS: The parking regulations are as provided in Chapter 11, Section 1102. ^{*2}

ARTICLE 502.7. SIGN REGULATIONS: The sign regulations are as provided in Chapter 14, Section 1401. ^{*2}

SECTION 503. RURAL-43(Rural Zoning District - One Acre Per Dwelling Unit)

ARTICLE 503.1. PURPOSE: The principal purpose of this zoning district is to conserve and protect farms and other open land uses, foster orderly growth in rural and agricultural areas, prevent urban and agricultural land use conflicts, and encourage sustainable development, but when governmental facilities and services, public utilities and street access are available, or can reasonably be made available, applications for change of this zoning district to any single-family residential zoning district will be given favorable consideration. Principal uses permitted in this zoning district include both

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farm and non-farm residential uses, farms and recreational and institutional uses. ^{*2}

ARTICLE 503.2. USE REGULATIONS: The use regulations are the same as those in the **Rural-190** Zoning District.

ARTICLE 503.3. HEIGHT REGULATIONS: The height of buildings shall not exceed **30 feet** or ~~two stories~~.

ARTICLE 503.4. YARD REGULATIONS: The required yards are as follows:

1. **Front Yard:**
 - a. There shall be a front yard having a depth of not less than **40 feet**.
 - b. For through lots, a front yard shall be provided along both front lot lines.
 - c. Yards along each street side of corner lots shall have a width equal to not less than **one half** the depth of the required front yard. Yards along each street side of corner lots shall otherwise conform with regulations applicable to front yards.
2. **Side Yard:** There shall be a side yard on each side of a building having a width of not less than **30 feet**.
3. **Rear Yard:** There shall be a rear yard having a depth of not less than **40 feet**.

ARTICLE 503.5. INTENSITY OF USE REGULATIONS: The intensity of use regulations are as follows:

1. **Lot Area:** Each lot shall have a minimum lot area of **one acre**.
2. **Lot Width:** Each lot shall have a minimum width of **145 feet**.
3. **Lot Area per Dwelling Unit:** This minimum lot area per dwelling unit shall be **one acre**.
4. **Lot Coverage:** The maximum lot coverage shall be **15%** of the lot area.

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5. ***Distance Between Buildings:*** The minimum distance between buildings on the same lot shall be **15 feet**.

ARTICLE 503.6. PARKING REGULATIONS: The parking regulations are as provided in Chapter 11, Section 1102. ^{*2}

ARTICLE 503.7. SIGN REGULATIONS: The sign regulations are as provided in Chapter 14, Section 1401. ^{*2}

Date of Revisions			
*1	Revised 10-13-70	*2	Effective 11-19-10 TA2010009

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Chapter 6 – Single Family Residential Zoning Districts

SECTION 601. R1-35 (Single-Family Residential Zoning District - 35,000 Square Feet Per Dwelling Unit)

ARTICLE 601.1. PURPOSE: The principal purpose of this zoning district is to conserve, protect, and encourage sustainable single-family residential development where minimum lots of not less than **35,000 square feet** in area are suitable and appropriate taking into consideration existing conditions, including present use of land, present lot sizes, future land use needs, and the availability of public utilities. Principal uses permitted in this zoning district include single-family dwellings, churches, schools, parks, playgrounds and other community facilities. ^{*25}

ARTICLE 601.2. USE REGULATIONS: A building or premises shall be used only for the following purposes:

1. **One single-family dwelling** per lot of record. ^{*6}
2. **One multi-sectional manufactured home** per lot of record. ^{*14, *22}
 - a. If a permanent foundation wall is not installed, all sides of the multi-sectional manufactured home shall extend to meet the surrounding ground, or a facade shall be used on all sides of the manufactured home that would appear to have a foundation wall similar in appearance and kind to those used in conventional site built homes.
 - b. Re-roofing, residing and structural additions shall conform to the Maricopa County Comprehensive Building Codes.
3. Churches, including accessory columbaria provided that the building area of the columbarium shall not exceed **10%** of the total building area of the church building(s). ^{*9 *25}
4. Group homes for not more than **ten** persons, subject to the following performance criteria: ^{*13, *18}
 - a. Dispersal: No such home shall be located on a lot with a property line within **1,320 feet**, measured in a straight line in any direction, of the lot line of another such group home.
 - b. If licensing is required by the State of Arizona for the use, proof of such licensure shall be available to the Department of Planning and Development prior to the use being established.

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5. Public and charter schools, elementary and high. ^{*21 *26}
6. Private schools as long as the following standards are met: ^{*26}
 - a. The lot shall be a minimum of **five acres** in size or larger.
 - b. All structures must setback a minimum of **100 feet** from all property lines and shall be screened from adjacent rural and residential zoned properties by a **six foot** high fence.
 - c. The lot shall have frontage along a paved road that has been accepted as a public right-of-way by the Maricopa County Department of Transportation.
 - d. The site shall include on-site drop-off and pick-up of students. All on-site drop-off and pick-up and other parking must be setback at least **50 feet** from all property lines, excluding ingress and egress, and meet requirements as outline in Chapter 10, Section 10010.
 - e. All other standards of the Zoning District shall apply. A zoning clearance must be obtained prior to construction of any school.

If these standards cannot be met, a Special Use Permit may be applied for.

7. Service to the public of water, gas, electricity, telephone and cable television. The foregoing shall be deemed to include without limitation, distribution, collector and feeder lines, pumping or booster stations along pipelines, and substations along electric transmission lines. Public utility treatment and generation plants, offices and attendant facilities to the above uses may be allowed with a Special Use Permit. ^{*6, *20}
8. Publicly or privately owned or operated fire stations, and publicly owned or operated police stations and post offices. ^{*4}
9. Golf courses including clubhouses located thereon, but not including miniature courses or practice driving tees operated for commercial purposes.
10. Libraries, museums, parks, playgrounds, and community buildings, provided such uses are conducted on a nonprofit basis. ^{*2}

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11. Home occupations, residential, subject to the following: ^{*11}
- a. The entrepreneur of a home occupation shall reside in the dwelling in which the business operates.
 - b. No one other than the residents of the dwelling shall be employed in the conduct of the home occupation.
 - c. The business shall be conducted entirely within a completely enclosed dwelling.
 - d. The total area used in the conduct of the business shall not exceed **15%** or **250 square feet** of the habitable dwelling area, whichever is less.
 - e. There shall be no signs, advertising, display or other indications of the home occupation on the premises.
 - f. The residential address of the business shall not be listed in any business directory or in any advertising.
 - g. Direct sales of products from display shelves or racks is prohibited. However, a customer may pick up an order previously made by telephone or at a sales meeting.
 - h. The home occupation shall not interfere with the delivery of utilities or other services to the area.
 - i. The business shall not generate any noise, vibration, smoke, dust, odors, heat, glare, or electrical interference with radio or television transmission in the area that would exceed that normally produced by a dwelling unit in a zoning district used solely for residential purposes.
 - j. No mechanical equipment or power tools shall be used except that used for normal household purposes.
 - k. No toxic, explosive, flammable, radioactive, or other similar material shall be used, sold, or stored on the site.
 - l. There shall be no change to the residential appearance of the premises, including the creation of separate or exclusive business entrance(s).

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- m. No more than **one vehicle** used in commerce shall be permitted in connection with the home occupation. Said vehicle shall be stored in an enclosed garage at all times and shall have no more than **two axles**.
 - n. The number of clients or students on the premises shall not exceed **one** at any time.
 - o. No clients or students shall be permitted on the premises for business purposes between the hours of **10:00 p.m. and 7:00 a.m.**
 - p. Deliveries from commercial suppliers shall not occur more than once a month, shall not restrict traffic circulation and shall occur between **8:00 a.m. and 5:00 p.m.**, Monday through Friday.
 - q. Any outdoor display or storage of materials, goods, supplies, or equipment shall be prohibited.
 - r. If the home occupation requires that any clients or students visit the property, **one parking space** shall be provided per Chapter 11, Section 1102. of this Ordinance. For the purpose of providing said parking space, tandem parking is permissible.
12. Fences or freestanding walls not to exceed a height of **three feet six inches** in any required front yard, and not to exceed a height of **six feet** in required side or rear yards on the lot, except that when a corner lot abuts a key lot, the fence or freestanding wall over **three feet six inches**, but not more than **six feet** in height on the corner lot, shall set back from the street side property line not less than **half** the depth of the required front yard. Note: Those utility companies which are regulated by the Arizona Corporation Commission may be allowed increased fence heights due to national, state or local standards. ^{*5, *6, *8}
13. Accessory dwelling unit (ADU)/guest house.^{*24}
- a. Only one ADU/guest house shall be permitted where at least one, but no more than one, single-family residence exists on the property.^{*24}

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- b. An ADU/guest house may not be rented or leased separate from the primary structure.*²⁴
 - c. The addition of an ADU/guest house shall not cause the property to exceed the allowed maximum lot coverage.*²⁴
 - d. New construction of a detached ADU/guest house or conversion of an existing detached structure to an ADU/guest house shall not encroach into the approved front, side, or rear yard setback. An ADU/guest house shall not be allowed in the required rear yard.*²⁴
 - e. An ADU/guest house shall not have a separate address or mailbox from the principal dwelling.*²⁴
14. Accessory buildings and uses customarily incidental to the above uses, including:
- a. Corrals for the keeping of horses, provided such corrals are located in the rear yard, set back from all lot lines a distance of not less than **40 feet** and contain at least **1,200 square feet** of area for each horse kept therein. The keeping of horses on properties located in residential zoning districts in other than permitted corral areas is prohibited.
 - b. Private swimming pool along with incidental installations, such as pumps and filters, provided the following standards, and those in the current County Building Code, are met and maintained:*²³
 - 1. Such pool and incidental installations are located in other than the required front yard.
 - 2. Such pools are set back from all lot lines a distance of not less than **three feet**.
 - 3. All fish ponds and other contained bodies of water, either above or below ground level, with the container being **18 inches** or more in depth and/or wider than **eight feet** at any point measured on the long axis shall conform to the location and enclosure requirements for swimming pools as provided in the current County Building Code.*²³

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4. Irrigation and storm water retention facilities and the water features in public parks and golf courses are exempt from the fencing requirements for swimming pools as provided in the current County Building Code.^{*23}
5. It is the responsibility of the property owner to ensure that any pool enclosure fence and its appurtenances (e.g., gates, latching devices, locks, etc.) are maintained in safe and good working order. No person shall alter or remove any portion of a swimming pool enclosure except to repair, reconstruct or replace the enclosure in compliance with provisions of swimming pool barriers as provided in the current County Building Code.^{*6, *7, *9, *11, *12, *19 *23}
- c. Private tennis court, provided that such court is not constructed within **20 feet** of any adjoining property under other ownership, and provided that tennis court fences or walls shall not exceed **12 feet** in height.^{*3, *13}
- d. Servant's quarters with kitchen facilities provided that the servant's quarters are integral to the primary dwelling unit and does not exceed **35%** of its area.^{**13}
- e. Accessory use lights provided that a permitted accessory use exists. The lights must be located on the property so as not to direct or reflect light upon adjoining land, shall not be constructed within **20 feet** of any adjoining property under other ownership, and shall not exceed **20 feet** in height.^{**13}
- f. Renewable energy systems as set forth in Section 1206 of this Ordinance. Where renewable energy systems involve the generation or storage of electricity, only grid-connected or off-grid systems are permitted.^{*25}
- g. Medical Marijuana Qualifying Patient Location and Medical Marijuana Designated Caregiver Cultivation Location as defined in Chapter 2 of this ordinance subject to all rules by the Arizona Department of Health Services.^{*27}
15. Emergency housing: Temporary shelter required due to a natural disaster or fire or other circumstances determined to constitute an emergency by the zoning inspector.^{**13, *17}

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16. Deleted 07-07-2006 (TA2003005)
17. Temporary uses may be allowed on any lot in this district as authorized in Chapter 13, Section 1302. ^{**13}
18. Special uses may be allowed on any lot in the district as authorized in Chapter 13, Section 1301. ^{**13}
19. Model home sales complex - A model home sales complex as part of an approved, recorded subdivision provided that the following conditions are met:
 - a. The uses are only associated with the developer/owner and subdivision or project in which they are located. Model homes must be located on site.
 - b. Upon sale of the development, cessation of the need for the use (**95% buildout**), or cessation of the use, all structures, modifications to structures and uses related to the model home sales complex shall be removed.
 - c. Those uses of structures allowed shall meet all building code requirements.
 - d. All necessary permits must be issued prior to placement on the site.
 - e. Temporary flagpoles of up to 60 feet in height are allowed for model home sales complexes. These temporary flagpoles must be removed at the cessation of use as outlined in 601.2.17.b above.
 - f. If these requirements cannot be met, the request shall be processed through the Board of Adjustment as a Temporary Use Permit.
20. Temporary construction office/yard complex – construction yard and construction office complex which may include a security office or residence for a security guard provided that the following conditions are met:
 - a. The uses are only associated with the developer/owner and subdivision or project in which they are located. Off-site

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construction office/yard complexes may be allowed subject to approval by the Board of Adjustment.

- b. Upon sale of the development, cessation of the need for the use (**95% buildout**), or cessation of the use, all structures, modifications to structures and uses related to the construction office/yard complex shall be removed.
- c. Those uses of structures allowed shall meet all building code requirements.
- d. All items stored on site shall only be those required for the construction on site.
- e. The allowed uses may encroach into setback areas.
- f. All necessary permits must be issued prior to placement on the site.
- g. If these requirements cannot be met, the request shall be processed through the Board of Adjustment as a Temporary Use Permit.*²³

ARTICLE 601.3. HEIGHT REGULATIONS: The height of buildings shall not exceed **30 feet** or **two stories**.

ARTICLE 601.4. YARD REGULATIONS: The required yards are as follows:

1. **Front Yard:**
 - a. There shall be a front yard having a depth of not less than **40 feet**.
 - b. For through lots, a front yard shall be provided along both front lot lines.
 - c. Yards along each street side of corner lots shall have a width equal to not less than **half** the depth of the required front yard. Yards along each street side of corner lots shall otherwise conform with regulations applicable to front yards.
2. **Side Yard:** There shall be a side yard on each side of a building having a width of not less than **20 feet**.

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3. **Rear Yard:** There shall be a rear yard having a depth of not less than **40 feet**.

ARTICLE 601.5. INTENSITY OF USE REGULATIONS: The intensity of use regulations are as follows:

1. **Lot Area:** Each lot shall have a minimum lot area of **35,000 square feet**.
2. **Lot Width:** Each lot shall have a minimum width of **145 feet**.^{*1}
3. **Lot Area Per Dwelling Unit:** The minimum lot area per dwelling unit shall be **35,000 square feet**.
4. **Lot Coverage:** The maximum lot coverage shall be **20%** of the lot area.
5. **Distance Between Buildings:** The minimum distance between buildings on the same lot shall be **15 feet**.

ARTICLE 601.6. PARKING REGULATIONS: The parking regulations are as provided in Chapter 11, Section 1102.^{*25}

ARTICLE 601.7. SIGN REGULATIONS: The sign regulations are as provided in Chapter 14, Section 1402.^{*25}

Date of Revisions			
*1	Revised 10-13-70	*17	Revised 6-5-96
*2	Revised 1-24-72	*18	Effective 5-16-98
*3	Added 4-7-75	*19	Effective 8-6-99
*4	Revised 1-3-77	*20	Effective 11-19-99
*5	Revised 6-6-77	*21	Effective 11-19-99
*6	Revised 11-8-82	*22	Deleted 11-19-99
*7	Revised 8-15-83	*23	Effective 07-07-06
*8	Revised 4-1-85	*24	Effective 11-14-2008
*9	Revised 4-10-89	*25	Effective 11-19-10 – TA20090014
*11	Revised 9-12-90	*26	Effective 11-03-10 – TA2010013
*12	Revised 7-5-91	*27	Effective 12-28-10 – TA2010017
*13	Revised 2-20-94		
**13	Added 2-20-94		
*14	Added 7-23-94		

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SECTION 602. R1-18 (Single-Family Residential Zoning District - 18,000 Square Feet Per Dwelling Unit)

ARTICLE 602.1. PURPOSE: The principal purpose of this zoning district is to conserve, protect, and encourage sustainable single-family residential development where minimum lots of not less than **18,000 square feet** in area are suitable and appropriate taking into consideration existing conditions, including present use of land, present lot sizes, future land use needs and the availability of public utilities. Principal uses permitted in this zoning district include single-family dwellings, churches, schools, parks and playgrounds and other community facilities. ^{*2}

ARTICLE 602.2. USE REGULATIONS: The use regulations are the same as those in the **R1-35** Zoning District.

ARTICLE 602.3. HEIGHT REGULATIONS: The height of buildings shall not exceed **30 feet** or **two stories**.

ARTICLE 602.4. YARD REGULATIONS: The required yards are as follows:

1. **Front Yard:**
 - a. There shall be a front yard having a depth of not less than **30 feet**.
 - b. For through lots, a front yard shall be provided along both front lot lines.
 - c. Yards along each street side of corner lots shall have a width equal to not less than **half** the depth of the required front yard. Yards along each street side of corner lots shall otherwise conform with regulations applicable to front yards.
2. **Side Yard:** There shall be a side yard on each side of a building having a width of not less than **ten feet**.
3. **Rear Yard:** There shall be a rear yard having a depth of not less than **30 feet**.

ARTICLE 602.5. INTENSITY OF USE REGULATIONS: The intensity of use regulations are as follows:

1. **Lot Area:** Each lot shall have a minimum lot area of **18,000 square feet**.

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2. **Lot Width:** Each lot shall have a minimum width of **120 feet**.
3. **Lot Area Per Dwelling Unit:** This minimum lot area per dwelling unit shall be **18,000 square feet**.
4. **Lot Coverage:** The maximum lot coverage shall be **25%** of the lot area.
5. **Distance Between Buildings:** The minimum distance between buildings on the same lot shall be **15 feet**.

ARTICLE 602.6. PARKING REGULATIONS: The parking regulations are as provided in Chapter 11, Section 1102. ^{*2}

ARTICLE 602.7. SIGN REGULATIONS: The sign regulations are as provided in Chapter 14, Section 1402. ^{*2}

SECTION 603. R1-10 (Single-Family Residential Zoning District 10,000 Square Feet Per Dwelling Unit)

ARTICLE 603.1. PURPOSE: The principal purpose of this zoning district is to conserve, protect, and encourage sustainable single-family residential development where minimum lots of not less than **10,000 square feet** in area are suitable and appropriate taking into consideration existing conditions, including present use of land, present lot sizes, future land use needs and the availability of public utilities. Principal uses permitted in this zoning district include single-family dwellings, churches, schools, parks and playgrounds and other community facilities. ^{*2}

ARTICLE 603.2. USE REGULATIONS: The use regulations are the same as those in the **R1-35** Zoning District.

ARTICLE 603.3. HEIGHT REGULATIONS: The height of buildings shall not exceed **30 feet** or **two stories**.

ARTICLE 603.4. YARD REGULATIONS: The required yards are as follows:

1. **Front Yard:**
 - a. There shall be a front yard having a depth of not less than **20 feet**.
 - b. For through lots, a front yard shall be provided along both front lot lines.

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- c. Yards along each street side of corner lots shall have a width equal to not less than **half** the depth of the required front yard. Yards along each street side of corner lots shall otherwise conform with regulations applicable to front yards.
2. **Side Yard:** There shall be a side yard on each side of a building having a width of not less than **seven feet**.
3. **Rear Yard:** There shall be a rear yard having a depth of not less than **25 feet**.

ARTICLE 603.5. INTENSITY OF USE REGULATIONS: The intensity of use regulations are as follows:

1. **Lot Area:** Each lot shall have a minimum lot area of **10,000 square feet**.
2. **Lot Width:** Each lot shall have a minimum width of **80 feet**.
3. **Lot Area Per Dwelling Unit:** This minimum lot area per dwelling unit shall be **10,000 square feet**.
4. **Lot Coverage:** The maximum lot coverage shall be **30%** of the lot area.
5. **Distance Between Buildings:** The minimum distance between buildings on the same lot shall be **15 feet**.

ARTICLE 603.6. PARKING REGULATIONS: The parking regulations are as provided in Chapter 11, Section 1102. ^{*2}

ARTICLE 603.7. SIGN REGULATIONS: The sign regulations are as provided in Chapter 14, Section 1402. ^{*2}

Date of Revisions			
*1	Revised 11-7-83	*2	Effective 11-19-10 – TA2009014

SECTION 604. R1-8 (Single-Family Residential Zoning District - 8,000 Square Feet Per Dwelling Unit)

ARTICLE 604.1. PURPOSE: The principal purpose of this zoning district is to conserve, protect, and encourage sustainable single-family residential development where minimum lots of not less than **8,000 square feet** in area are suitable and appropriate taking into consideration existing conditions, including present use of land, present lot sizes, future land use needs and

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the availability of public utilities. Principal uses permitted in this zoning district include single-family dwellings, churches, schools, parks and playgrounds and other community facilities. ^{*2}

ARTICLE 604.2. USE REGULATIONS: The use regulations are the same as those in the **R1-35** Zoning District.

ARTICLE 604.3. HEIGHT REGULATIONS: The height of buildings shall not exceed **30 feet** or **two stories**.

ARTICLE 604.4. YARD REGULATIONS: The required yards are as follows:

1. **Front Yard:**
 - a. There shall be a front yard having a depth of not less than **20 feet**.
 - b. For through lots, a front yard shall be provided along both front lot lines.
 - c. Yards along each street side of corner lots shall have a width equal to not less than **half** the depth of the required front yard. Yards along each street side of corner lots shall otherwise conform with regulations applicable to front yards.
2. **Side Yard:** There shall be a side yard on each side of a building having a width of not less than **seven feet**.
3. **Rear Yard:** There shall be a rear yard having a depth of not less than **25 feet**.

ARTICLE 604.5. INTENSITY OF USE REGULATIONS: The intensity of use regulations are as follows:

1. **Lot Area:** Each lot shall have a minimum lot area of **8,000 square feet**.
2. **Lot Width:** Each lot shall have a minimum width of **80 feet**.
3. **Lot Area Per Dwelling Unit:** The minimum lot area per dwelling unit shall be **8,000 square feet**.
4. **Lot Coverage:** The maximum lot coverage shall be **35%** of the lot area.

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5. ***Distance Between Buildings:*** The minimum distance between buildings on the same lot shall be **15 feet**.

ARTICLE 604.6. PARKING REGULATIONS: The parking regulations are as provided in Chapter 11, Section 1102. ^{*2}

ARTICLE 604.7. SIGN REGULATIONS: The sign regulations are as provided in Chapter 14, Section 1402. ^{*2}

SECTION 605. R1-7 (Single-Family Residential Zoning District - 7,000 Square Feet Per Dwelling Unit)

ARTICLE 605.1. PURPOSE: The principal purpose of this zoning district is to conserve, protect, and encourage sustainable single-family residential development where minimum lots of not less than **7,000 square feet** in area are suitable and appropriate taking into consideration existing conditions, including present use of land, present lot sizes, future land use needs and the availability of public utilities. Principal uses permitted in this zoning district include single-family dwellings, churches, schools, parks and playgrounds and other community facilities. ^{*2}

ARTICLE 605.2. USE REGULATIONS: The use regulations are the same as those in the **R1-35** Zoning District.

ARTICLE 605.3. HEIGHT REGULATIONS: The height of buildings shall not exceed **30 feet** or **two stories**.

ARTICLE 605.4. YARD REGULATIONS: The required yards are as follows:

1. ***Front Yard:***
 - a. There shall be a front yard having a depth of not less than **20 feet**.
 - b. For through lots, a front yard shall be provided along both front lot lines.
 - c. Yards along each street side of corner lots shall have a width equal to not less than **half** the depth of the required front yard. Yards along each street side of corner lots shall otherwise conform with regulations applicable to front yards.

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2. **Side Yard:** There shall be a side yard on each side of a building having a width of not less than **five feet**.
3. **Rear Yard:** There shall be a rear yard having a depth of not less than **25 feet**.

ARTICLE 605.5. INTENSITY OF USE REGULATIONS: The intensity of use regulations are as follows:

1. **Lot Area:** Each lot shall have a minimum lot area of **7,000 square feet**.
2. **Lot Width:** Each lot shall have a minimum width of **70 feet**.
3. **Lot Area Per Dwelling Unit:** This minimum lot area per dwelling unit shall be **7,000 square feet**.
4. **Lot Coverage:** The maximum lot coverage shall be **35%** of the lot area.
5. **Distance Between Buildings:** The minimum distance between buildings on the same lot shall be **15 feet**.

ARTICLE 605.6. PARKING REGULATIONS: The parking regulations are as provided in Chapter 11, Section 1102. ^{*2}

ARTICLE 605.7. SIGN REGULATIONS: The sign regulations are as provided in Chapter 14, Section 1402. ^{*2}

Date of Revisions			
*1	Revised 11-3-75	*2	Effective 11-19-10 – TA2009014

SECTION 606. R1-6 (Single-Family Residential Zoning District - 6,000 Square Feet Per Dwelling Unit)

ARTICLE 606.1. PURPOSE: The principal purpose of this zoning district is to conserve, protect, and encourage sustainable single-family residential development where minimum lots of not less than **6,000 square feet** in area are suitable and appropriate taking into consideration existing conditions, including present use of land, present lot sizes, future land use needs and the availability of public utilities. Principal uses permitted in this zoning district include single-family dwellings, churches, schools, parks and playgrounds and other community facilities. ^{*1}

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ARTICLE 606.2. USE REGULATIONS: The use regulations are the same as those in the **R1-35** Zoning District.

ARTICLE 606.3. HEIGHT REGULATIONS: The height of buildings shall not exceed **30 feet** or **two stories**.

ARTICLE 606.4. YARD REGULATIONS: The required yards are as follows:

1. **Front Yard:**
 - a. There shall be a front yard having a depth of not less than **20 feet**.
 - b. For through lots, a front yard shall be provided along both front lot lines.
 - c. Yards along each street side of corner lots shall have a width equal to not less than **half** the depth of the required front yard. Yards along each street side of corner lots shall otherwise conform with regulations applicable to front yards.
2. **Side Yard:** There shall be a side yard on each side of a building having a width of not less than **five feet**.
3. **Rear Yard:** There shall be a rear yard having a depth of not less than **25 feet**.

ARTICLE 606.5. INTENSITY OF USE REGULATIONS: The intensity of use regulations are as follows:

1. **Lot Area:** Each lot shall have a minimum lot area of **6,000 square feet**.
2. **Lot Width:** Each lot shall have a minimum width of **60 feet**.
3. **Lot Area Per Dwelling Unit:** This minimum lot area per dwelling unit shall be **6,000 square feet**.
4. **Lot Coverage:** The maximum lot coverage shall be **40%** of the lot area.
5. **Distance Between Buildings:** The minimum distance between buildings on the same lot shall be **ten feet**.

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ARTICLE 606.6. PARKING REGULATIONS: The parking regulations are as provided in Chapter 11, Section 1102. ^{*1}

ARTICLE 606.7. SIGN REGULATIONS: The sign regulations are as provided in Chapter 14, Section 1402. ^{*1}

Date of Revisions			
*1	Effective 11-19-10 – TA2009014		

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SECTION 701. R-2 (Two-Family Residential Zoning District)

ARTICLE 701.1. PURPOSE: The principal purpose of this zoning district is to provide for efficient use of land and facilities by single-family attached or detached dwellings and limited multiple-family residential projects taking into consideration sustainable development practices, and existing conditions, including present use of land, future land use needs and the availability of public utilities. The minimum lot required is **6,000 square feet** in area and the minimum lot area required for each dwelling unit is **4,000 square feet**. Principal uses permitted in this zoning district include single-family, two-family, and limited multiple-family dwellings and other uses permitted in the single-family residential zoning district. ^{*6}

ARTICLE 701.2. USE REGULATIONS: A building or premises shall be used only for the following purposes:

1. Any use permitted in the **R1-35** Zoning District, subject to all the regulations specified in the use regulations for such R1-35 Zoning District.
2. Two-family and multiple-family dwellings. ^{*4}
3. Accessory buildings and uses customarily incidental to the above uses, including:
 - a. Private tennis courts provided that such courts are not constructed within **20 feet** of any adjoining property not internal to the multiple-family development and provided that tennis court fences or walls shall not exceed **12 feet** in height and further provided that any lights for the tennis courts shall be subject to a use permit and shall be placed so as to not direct or reflect light upon adjoining land, and subject lights shall be in conformance with standards in Chapter 11, Section 1112. (Outdoor Light Control Provisions) herein. More than **one tennis court** is permitted so long as the primary use of the property is residential and so long as the court or courts are accessory to the residential use and maintained exclusively for the use of residents of the parcel on which it is located.
 - b. Private swimming pools along with incidental installations, such as pumps and filters, provided such pools and incidental installations are located in other than the required front yard and provided such pools are set back from all lot lines a distance of not less than **three feet**. Pools and spas must

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meet all barrier requirements as provided in the current U.B.C.^{*3}

- C. Renewable energy systems as set forth in Section 1206 of this Ordinance. Where renewable energy systems involve the generation or storage of electricity, only grid-connected systems are permitted.^{*6}

ARTICLE 701.3. HEIGHT REGULATIONS: The height of buildings shall not exceed **30 feet** or **two stories**.

ARTICLE 701.4. YARD REGULATIONS: The required yards are as follows:

1. **Front Yard:**
 - a. There shall be a front yard having a depth of not less than **20 feet**.
 - b. For through lots, a front yard shall be provided along both front lot lines.
 - c. Yards along each street side of corner lots shall have a width equal to not less than **half** the depth of the required front yard. Yards along each street side of corner lots shall otherwise conform with regulations applicable to front yards.
2. **Side Yard:** There shall be a side yard on each side of a building having a width of not less than **five feet**.
3. **Rear Yard:** There shall be a rear yard having a depth of not less than **25 feet**.

ARTICLE 701.5. INTENSITY OF USE REGULATIONS: The intensity of use regulations are as follows:

1. **Lot Area:** Each lot shall have a minimum lot area of **6,000 square feet**.
2. **Lot Width:** Each lot shall have a minimum width of **60 feet**.
3. **Lot Area Per Dwelling Unit:** This minimum lot area per dwelling unit shall be **4,000 square feet**.

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4. **Lot Coverage:** The maximum lot coverage shall be **50%** of the lot area.
5. **Distance Between Buildings:** The minimum distance between buildings on the same lot shall be **ten feet**.

ARTICLE 701.6. PARKING REGULATIONS: The parking regulations are as provided in Chapter 11, Section 1102.

ARTICLE 701.7. SIGN REGULATIONS: The sign regulations are as provided in Chapter 14, Section 1403.

ARTICLE 701.8. OUTDOOR LIGHTING: Any outdoor lighting used shall conform to the standards as provided in Chapter 11, Section 1112.

ARTICLE 701.9. ADDITIONAL REGULATIONS: ^{*4}

1. All two-family or multi-family residential development in the R-2 Zoning District shall be subject to a plan of development approval as set forth in the provisions of this Ordinance.
2. Two-family or multi-family uses, which were developed prior to September 22, 2008 shall be exempt from the Plan of Development process; provided, however, that in the event all two-family or multi-family structures located on the property are removed or destroyed in excess of 75% of value, the property shall, without regard to the original date of development, require a Plan of Development. ^{*5}

Date of Revisions			
*1	Revised 2-4-85	*3	Effective 8-6-99
*2	Revised 4-1-85	*4	Effective 9-22-08
*5	Effective 12-17-08	*6	Effective 11-19-10 – TA2009014

**SECTION 702. R-3 (Multiple-Family Residential Zoning District),
R-4 (Multiple-Family Residential Zoning District) &
R-5 (Multiple-Family Residential Zoning District)*2**

ARTICLE 702.1. Purpose: The principal purpose of these zoning districts are to provide for multiple-family residential developments in locations which are suitable and appropriate taking into consideration existing conditions, sustainable development practices, and including present use of land, future land use needs, and the availability of public utilities. The minimum lot area required for each dwelling unit in each of the districts is as follows: **3,000 square**

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feet for R-3; 2,000 square feet for R-4; and 1,000 square feet for R-5. Principal uses permitted in these zoning districts include two-family dwellings, multiple-family dwellings and the uses permitted in the single-family residential zoning district.^{*9}

ARTICLE 702.2. Use Regulations: A building or premises shall be used only for the following purposes:

1. Any use permitted in the R-2 Zoning District, subject to all the regulations specified in the use regulations for such R-2 Zoning District unless the use is otherwise regulated in this Section.
2. Two-family dwellings
3. Multiple-family dwellings
4. Group homes for not more than **ten persons** subject to the following performance criteria:^{*4 *5}
 - a. If licensing is required by the State of Arizona for the use, proof of such licensure shall be available to the Department of Planning and Development prior to the use being established.
5. Accessory buildings and uses customarily incidental to the above uses including:
 - a. Private tennis courts provided that such courts are not constructed within **20 feet** of any adjoining property under other ownership and provided that tennis court fences or walls shall not exceed **12 feet** in height and further provided that any lights for the tennis courts shall be subject to a use permit and shall be placed so as to not direct or reflect light upon adjoining land, and subject lights shall be in conformance with standards in Chapter 11, Section 1112. (Outdoor Light Control Provisions) herein. More than **one tennis court** is permitted so long as the primary use of the property is residential and so long as the court or courts are accessory to the residential use and maintained exclusively for the use of residents of the parcel on which it is located.^{*1}
 - b. Private swimming pools along with incidental installations, such as pumps and filters, provided such pools and incidental installations are located in other than the required front yard and provided such pools are set back from all lot lines a

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distance of not less than **three feet**. Pools and spas must meet all barrier requirements as provided in the current U.B.C.
*⁶

- C. Grid renewable energy systems as set forth in Section 1206 of this Ordinance. Where renewable energy systems involve the generation or storage of electricity, only grid-connected or off-grid systems are permitted. *⁹

ARTICLE 702.3. HEIGHT REGULATIONS: The height of buildings shall not exceed **40 feet** ~~or three stories~~.

ARTICLE 702.4. YARD REGULATIONS: The required yards are as follows:

1. **Front Yard:**
 - a. There shall be a front yard having a depth of not less than **20 feet**.
 - b. For through lots, a front yard shall be provided along both front lot lines.
 - c. Yards along each street side of corner lots shall have a width equal to not less than **half** the depth of the required front yard. Yards along each street side of corner lots shall otherwise conform with regulations applicable to front yards.
2. **Side Yard:** There shall be a side yard on each side of a building having a width of not less than **five feet**.
3. **Rear Yard:** There shall be a rear yard having a depth of not less than **25 feet**.

ARTICLE 702.5. INTENSITY OF USE REGULATIONS: The intensity of use regulations are as follows:

1. **Lot Area:** Each lot shall have a minimum lot area of **6,000 square feet**.
2. **Lot Width:** Each lot shall have a minimum width of **60 feet**.
3. **Lot Area Per Dwelling Unit:** The minimum lot areas per dwelling unit shall be as follows:

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- a. **R-3** Zoning District - **3,000 square feet** per dwelling unit
- b. **R-4** Zoning District - **2,000 square feet** per dwelling unit
- c. **R-5** Zoning District - **1,000 square feet** per dwelling unit
4. ***Lot Coverage:*** The maximum lot coverage shall be **50%** of the lot area.
5. ***Distance Between Buildings:*** The minimum distance between buildings on the same lot shall be **ten feet**.

ARTICLE 702.6. PARKING REGULATIONS: The parking regulations are as provided in Chapter 11, Section 1102.

ARTICLE 702.7. SIGN REGULATIONS: The sign regulations are as provided in Chapter 14, Section 1403.

ARTICLE 702.8. ADDITIONAL REGULATIONS: ^{*7}

1. All multi-family or two-family residential development in the R-3, R-4, or R-5 Zoning Districts shall be subject to a plan of development approval as set forth in the provisions of this Ordinance.
2. Two-family or multi-family uses, which were developed prior to September 22, 2008 shall be exempt from the Plan of Development process; provided, however, that in the event all two-family or multi-family structures located on the property are removed or destroyed in excess of 75% of value, the property shall, without regard to the original date of development, require a Plan of Development. ^{*8}

Date of Revisions			
*1	Revised 4-1-85	*5	Revised 1-20-94
*2	Revised 4-7-86 Effective 1-1-88	*6	Effective 8-6-99
*4	Added 4-15-93	*7	Effective 9-22-08
*8	Effective 12-17-08	*9	Effective 11-19-10 – TA2009014

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SECTION 901. IND-1 (Planned Industrial Zoning District)^{*1}

ARTICLE 901.1. PURPOSE: The principal purpose of this zoning district is to provide sufficient space in appropriate locations for certain types of business and manufacturing uses that are quiet, attractive and well designed including appropriate screening and/or landscape buffers to afford locations close to existing residential uses, so that people can live and work in the same neighborhood while encouraging sustainable development practices.^{*6 *13}

ARTICLE 901.2. USE REGULATIONS: A building or premise shall be used only for the following purposes, and subject to procedural regulations as listed in Chapter 9, Section 901-, Article 901.11.^{*4}

1. Art needlework, handweaving and tapestries.
2. Books, hand binding and tooling.
3. Compounding of cosmetics and pharmaceutical products.
4. Jewelry, manufacture from precious metals and minerals.
5. Laboratories, research, experimental and testing.
6. Manufacture and assembly of clay, leather, metal and glass products of a handicraft nature.
7. Manufacture and assembly of medical, dental and drafting instruments.
8. Manufacture and assembly of optical goods and equipment, watches, clocks and other similar precision instruments.
9. Manufacture and assembly of electrical or electronic apparatus, musical instruments, games and toys.
10. Motion picture producing.
11. Offices.
12. Radio and television broadcasting stations and studios, but not including transmitter towers and transmitter stations.
13. Warehousing, storage and wholesale distribution facilities.

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14. Any other office, laboratory, manufacturing and assembling uses similar to those uses enumerated herein which do not create any danger to the public health, safety and general welfare in surrounding areas and which do not create any offensive noise, vibration, smoke, dust, odor, heat or glare and which, by reason of high value in relation to size and weight of merchandise received and shipped create very little truck traffic.
15. Accessory buildings and uses customarily incidental to the above uses. Renewable energy systems are not permitted as a primary use but may be permitted as an accessory use as set forth in Section 1206 of this Ordinance. Where renewable energy systems involve the generation or storage of electricity, only grid-connected or off-grid systems are permitted. ^{*13}
16. Emergency housing - Temporary shelter required due to a natural disaster or fire or other circumstances determined to constitute an emergency by the zoning inspector. ^{**7, *9}
17. Deleted 07-07-06 (TA2003005)
18. Temporary uses may be allowed on any lot in this district as authorized in Chapter 13, Section 1302. ^{**7}
19. Special uses may be allowed on any lot in this district as authorized in Chapter 13, Section 1301. ^{**7}
20. Temporary construction office/yard complex – construction yard and construction office complex which may include a security office or residence for a security guard provided that the following conditions are met:
 - A. The uses are only associated with the developer/owner and subdivision or project in which they are located. Off-site construction office/yard complexes may be allowed subject to approval by the Board of Adjustment.
 - B. Upon sale of the development, cessation of the need for the use (**95% buildout**), or cessation of the use, all structures, modifications to structures and uses related to the construction office/yard complex are removed.
 - C. Those uses of structures allowed shall meet all building code requirements.

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- D. All items stored on site shall only be those required for the construction on site.
 - E. The allowed uses may encroach into setback areas.
 - F. All necessary permits must be issued prior to placement on the site.
 - G. If these requirements cannot be met, the request shall be processed through the board of adjustment as a Temporary Use Permit.*11
21. Service to the public of water, gas, electricity, telephone and cable television and sewage including wastewater treatment plants. The foregoing shall be deemed to include attendant facilities and appurtenances to these uses, including without limitation, distribution, collector and feeder lines, pumping or booster stations along pipelines, and substations along electric transmission lines.*10

ARTICLE 901.3. HEIGHT REGULATIONS: The height of buildings shall not exceed **40 feet** or **three stories**, except that the height of any building or structure closer than **40 feet** to any rural or residential zone boundary shall not exceed the distance from said building or structure to the zone boundary, except that no building need be less than **ten feet** in height. Streets or alleys may be included in calculating distance.

ARTICLE 901.4. YARD REGULATIONS: The required yards are as follows: *5

- 1. **Front Yard:***6
 - a. All properties abutting a public street shall have an open setback area which shall be landscaped extending for the full width of the property. This setback shall be parallel to the centerline of the street and shall be measured from the setback line or the ultimate right-of-way line of a local street, and shall be of a depth as indicated as follows:
 - 1. Abutting any major street, section line road, State or Federal Highway not less than **20 feet**.
 - 2. Abutting collector streets and midsection line roads and roads adjoining rural or residential zoning districts not less than **15 feet**. *7

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3. Abutting local streets and interior streets of industrial subdivisions not less than **ten feet**.
- b. For through lots, a front yard shall be provided along both front lot lines.
 - c. For corner lots the yard along each street side of such corner lot shall conform with the front yard regulations.^{*7}
2. **Side Yard:** Where the side of a lot is adjacent to a rural or residential zoning district, there shall be a side yard having a width of not less than **30 feet**, of which a minimum of **10 feet** shall be landscaped and continuously maintained. (see Chapter 9, Section 901., Article 901.3. - Height Regulations).^{*7}
3. **Rear Yard:** Where the rear of a lot is adjacent to a rural or residential zoning district there shall be a rear yard having a depth of not less than **30 feet**, of which a minimum of **10 feet** shall be landscaped and continuously maintained. (See Chapter 9, Section 901., Article 901.3. - Height Regulations).^{*6}

ARTICLE 901.5. INTENSITY OF USE REGULATIONS: The intensity of use regulations are as follows:^{*5}

1. **Lot Area:** Each lot shall have a minimum lot area of **35,000 square feet**.^{*6}
2. **Lot Width:** Each lot shall have a minimum width of **150 feet**.^{*6}
3. **Lot Coverage:** The maximum lot coverage shall be **60%** of the lot area.
4. **Volume Ratio:** The volume of all structures on a lot shall not exceed the product of the lot area in square feet multiplied by **nine feet**.^{*6}

ARTICLE 901.6. PARKING REGULATIONS: The parking regulations are as provided in Chapter 11, Section 1102; hereof except as provided herein.^{*4, *6}

ARTICLE 901.7. SIGN REGULATIONS: The sign regulations are as provided in Chapter 14, Section 1405. hereof.

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ARTICLE 901.8. LOADING AND UNLOADING REGULATIONS: The loading and unloading regulations are as provided in Chapter 11, Section 1103- hereof except as provided herein. ^{*4, *6}

ARTICLE 901.9. ADDITIONAL REGULATIONS: The additional regulations are as follows: ^{*5}

1. All uses except for parking, loading, unloading and storage shall be conducted within a completely enclosed building.
2. Any outdoor lighting shall be in conformance with provisions in Chapter 11, Section 1112- hereof. Any outdoor lighting shall be placed so as to reflect light away from any adjoining rural or residential zoning district. ^{*2}
3. Required yards adjacent to any street shall be landscaped and shall not be occupied by any use or structure including parking or loading spaces except for drives and roadways, signs and lighting as permitted in this Ordinance. ^{*6}
4. Site Enclosure and Screening Requirements: Industrial sites and/or uses shall be enclosed to provide effective site screening from adjoining properties, uses or streets by the use of walls, berms and landscape plantings or combinations thereof as follows: ^{*6}
 - a. Adjacent to any rural or residential zone, automobile parking shall be screened from view.
 - b. A solid masonry, concrete or earthen product wall not less than **six feet** in height or approved landscaped berms, landscape screening or combinations thereof shall be required along and adjacent to any side or rear property line abutting any rural or residential zone boundary, or any alley abutting such zone boundary. Further, any access gates shall be constructed of view-obscuring materials to provide effective site screening. Approval of the alternative screening methods listed above shall be by the Board of Supervisors upon recommendation of the Commission. ^{*6}
 - c. The perimeter of any portion of a site not adjacent to a rural or residential zoning boundary upon which any outdoor use of an industrial nature is permitted, shall be screened to a height of not less than **six feet** in height by building walls, walls or fences of any view obscuring material, approved landscaped berms, landscape screening or combinations thereof. No

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outdoor industrial use or enclosure thereof shall encroach into any required setback area adjacent to any street, nor shall any storage products or materials exceed the height of any such enclosure. Approval of the alternative screening methods listed above shall be by the Board of Supervisors upon recommendation of the Commission. ^{*6}

d. Landscape Requirements: Minimum site landscape requirements are as follows: (Note: The Board of Supervisors or the Planning and Zoning Commission may include additional landscape requirements.) ^{*6}

1. Any part of a site not used for buildings, parking, driveways, storage, loading, sidewalks, etc. shall be landscaped and maintained.
 2. Not less than **2%** of all vehicle storage or parking areas, nor less than **8%** of the total net lot area, shall be landscaped and continuously maintained in a healthy condition. The landscaped area within the storage and parking areas shall not be included in the calculation for the minimum **8%** landscaping requirement for the total net lot area.
 3. Landscaped areas shall include an approved mixture of drought tolerant or other plant materials, and organic and non-organic ground cover materials. The approval of the above mixture of landscape materials shall be by the Board of Supervisors upon recommendation of the Commission.
 4. An automatic irrigation system shall be provided and maintained to all landscaped areas requiring water. ^{*6}
 5. All landscaped areas adjacent to vehicular parking and access areas shall be protected by **six inch** vertical concrete curbing in order to control storm water flows and minimize damage by vehicular traffic. ^{*6}
5. In any multi-phase industrial project, all areas of a parcel which have been graded or the surface disturbed in any way, and which are not currently under development shall be revegetated or surfaced to minimize wind-blown dust by a plan approved by the Department of Planning and Development. ^{*7}

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6. All industrial development shall be subject to a plan of development approval as set forth in the provisions of this Ordinance. ^{*12}
7. For industrial uses, which were developed prior to October 15, 1984, an as-built plan which requires a zoning clearance may serve as the plan of development. When the owner or authorized agent wants to make a change to the property, this as-built plan indicating the changes may be submitted. The zoning inspector may approve changes as long as any expansion is part of the existing land use, does not conflict with existing codes, does not exceed one hundred percent of the area of the original development, and does not adversely impact the surrounding areas or drainage conditions. These changes may include, but are not limited to parking covers, interior remodeling, additions to the buildings or new buildings. ^{*8}

ARTICLE 901.10. DELETED WITH TA2007016 EFFECTIVE 9-22-08

ARTICLE 901.11. DELETED WITH TA2007016 EFFECTIVE 9-22-08

Date of Revisions			
*1	Revised 4-9-79	**7	Added 2-20-94
*2	Revised 4-2-84	*8	Added 5-3-95
*3	Revised 10-15-84	*9	Revised 6-5-96
*4	Revised/Renumbered 10-15-84	*10	Effective 11-19-99
*5	Renumbered 10-15-84	*11	Effective 07-07-06
*6	Revised 1-25-88	*12	Effective 9-22-08
*7	Revised 2-20-94	*13	Effective 11-19-10 - TA2009014

SECTION 902. IND-2 (Light Industrial Zoning District) ^{*2}

ARTICLE 902.1. PURPOSE: The principal purpose of this zoning district is to provide for light industrial uses in locations which are suitable and appropriate taking into consideration the land uses on adjacent or nearby properties, access to a major street or highway, rail service or other means of transportation, and the availability of public utilities while encouraging sustainable development practices. Principal uses permitted in this zoning district include the manufacture, compounding, processing, packaging or treatment of materials which do not cause or produce objectionable effects that would impose hazard to adjacent or other properties by reason of smoke, soot, dust, radiation, odor, noise, vibration, heat, glare, toxic fumes, or other conditions that would affect adversely the public health, safety and general welfare. ^{*8}

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ARTICLE 902.2. USE REGULATIONS: A building or premise shall be used only for the following purposes, and subject to procedural regulations as listed in Chapter 9, Section 902-, Article 902.11.^{*5}

1. Any use permitted in the **IND-1** Zoning District. Any use permitted in the **C-3** Zoning District provided such use has a primary purpose of providing services for existing industrial uses in the area with only incidental sales/service provided for the general public, subject to all the regulations in the use regulations for the IND-2 Zoning District unless the use is otherwise regulated in this article except that the following uses shall be prohibited: mobile home parks, travel trailer parks, mobile home subdivisions, resort hotels, dwellings and mobile homes, other than the residence, or **one mobile home**, of the family of the operator or caretaker employed on the premise of a commercial or industrial use.^{*1, *8}
2. Aircraft firms including sales, service and rental.
3. Bakeries, wholesale.
4. Bottling plants or breweries.
5. Cleaning plants, including carpets and dyeing.
6. Construction equipment, including sales, service, rental and storage.
7. Dairy products, processing of.
8. Farms as defined in Chapter 2.
9. Laboratories, experimental, photo or motion picture, research or testing.
10. Manufacturing, compounding, assembling, processing, packaging or treatment of products such as candy, drugs, perfumes, pharmaceuticals, perfumed toilet soaps, toiletries, but not including the refining or rendering of fats and oils.
11. Manufacturing, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, leather, paper, plastics, precious or semi-precious metals or stones, light sheet metal, shell, textiles, tobacco, wire, yarns, wood not involving planing mills, and paint not employing a boiling process.

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12. Manufacturing or assembly of electrical appliances, electronic instruments and devices, optical goods, precision instruments, radios and phonographs, including the manufacture of small parts only, such as coils, condensers, transformers and crystal holders.
13. Manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay.
14. Packing houses, fruit or vegetable not including processing.
15. Training centers, industrial.
16. Truck terminals, including service and storage.
17. Warehousing, storage and wholesale distribution facilities.
18. Any other office, laboratory, manufacturing and assembly uses similar to those uses enumerated herein which do not create any danger to the public health, safety and general welfare in surrounding areas and which do not create any offensive noise, vibration, smoke, dust, odor, heat or glare, and which by reason of high value in relation to size and weight of merchandise received and shipped create very little truck traffic.
19. Accessory buildings and uses customarily incidental to the above uses. Renewable energy systems are not permitted as a primary use but may be permitted as an accessory use as set forth in Section 1206 of this Ordinance. Where renewable energy systems involve the generation or storage of electricity, only grid-connected or off-grid systems are permitted. ^{*8}

ARTICLE 902.3. HEIGHT REGULATIONS: The height of buildings shall not exceed **40 feet** or **three stories**, except that the height of any building or structure closer than **40 feet** to any rural or residential zone boundary shall not exceed the distance from said building or structure to the zone boundary except that no building need be less than **ten feet** in height. Streets or alleys may be included in calculating distance.

ARTICLE 902.4. YARD REGULATIONS: Yards are required as follows:

1. **Front Yard:**
 - a. All properties abutting a public street shall have an open setback area extending for the full width of the property. This

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setback shall be parallel to the centerline of the street and shall be measured from the setback line or the ultimate right-of-way line of a local street, and shall be of a depth as indicated below:

1. Abutting any major street, section line road, State or Federal highway not less than **20 feet**.
 2. Abutting collector streets and midsection line roads not less than **15 feet**.
 3. Abutting local streets and interior streets of industrial subdivision not less than **ten feet**.
- b. Where the frontage between **two** intersecting streets is located partly in the IND-2 Zoning District and partly in a rural, residential or commercial zoning district, there shall be a front yard equal to the front yard required in the adjoining rural, residential or commercial zoning district, but such yard need not exceed **25 feet** in depth.
2. **Side Yard:** None required (see Chapter 9, Section 902-, Article 902.3. - Height Regulations) except that:
- a. Where a lot is adjacent to a rural or residential zoning district, there shall be a side yard on the side of the lot adjacent to such rural or residential zoning district having a width of not less than **five feet**.
 - b. Where a corner lot abuts a rural or residential zoning district, whether or not separated by an alley, there shall be a side yard on the street side of such corner lot having a width of not less than **ten feet**.
 - c. If a side yard is otherwise provided it shall have a width of not less than **three feet**.
3. **Rear Yard:** None required (see Chapter 9, Section 902-, Article 902.3. - Height Regulations) except that where a lot abuts a rural or residential zoning district whether or not separated by an alley, there shall be a rear yard having a depth of not less than **25 feet**.

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ARTICLE 902.5. INTENSITY OF USE REGULATIONS:

1. **Lot Area:** Each lot shall have a minimum area of **6,000 square feet**.
2. **Lot Width:** Each lot shall have a minimum width of **60 feet**.
3. **Lot Coverage:** The maximum lot coverage shall be **60%** of the lot area.

ARTICLE 902.6. PARKING REGULATIONS: The parking regulations are as provided in Chapter 11, Section 1102.

ARTICLE 902.7. SIGN REGULATIONS: The sign regulations are as provided in Chapter 14, Section 1405.

ARTICLE 902.8. LOADING AND UNLOADING REGULATIONS: The loading and unloading regulations are as provided in Chapter 11, Section 1103.

ARTICLE 902.9. ADDITIONAL REGULATIONS: The additional regulations are as follows:

1. All uses except for parking, loading, unloading or storage shall be conducted within a completely enclosed building.
2. Any outdoor lighting shall be in conformance with provisions in Chapter 11, Section 1112. Any outdoor lighting shall be placed so as to reflect light away from any adjoining rural or residential zoning district.^{*4}
3. Site Enclosure and Screening Requirements: Industrial sites and/or uses shall be enclosed to provide effective site screening from adjoining properties, uses or streets as follows:
 - a. Adjacent to any rural or residential zone automobile parking shall be screened from view.
 - b. A solid masonry wall not less than **six feet** in height shall be required along and adjacent to any side or rear property line abutting any rural or residential zone boundary, or any alley abutting such zone boundary. Further, any access gates shall be constructed of view-obscuring material to provide effective site screening.

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- c. The perimeter of any portion of a site not adjacent to a rural or residential zone boundary upon which any outdoor use of an industrial nature is permitted shall be enclosed to a height of not less than **six feet** by building walls, walls or fences of any view-obscuring material. No outdoor industrial use or enclosure thereof shall encroach into any required setback area adjacent to any street, nor shall any storage products or materials exceed the height of any such enclosure.
4. All uses shall be maintained in such a manner that they are neither obnoxious nor offensive by reason of emission of odor, dust, smoke, gas, noise, vibration, electromagnetic disturbance, radiation or other similar causes detrimental to the public health, safety or general welfare.
5. In any multi-phase industrial project, all areas of a parcel which have been graded or the surface disturbed in any way, and which are not currently under development shall be revegetated or surfaced to minimize wind-blown dust by a plan approved by the Department of Planning and Development.^{*9}
6. All industrial development shall be subject to a plan of development approval as set forth in the provisions of this Ordinance.^{*11}
7. For industrial uses, which were developed prior to October 15, 1984, an as-built plan which requires a zoning clearance may serve as the plan of development. When the owner or authorized agent wants to make a change to the property, this as-built plan indicating the changes may be submitted. The zoning inspector may approve changes as long as any expansion is part of the existing land use, does not conflict with existing codes, does not exceed one hundred percent of the area of the original development, and does not adversely impact the surrounding areas or drainage conditions. These changes may include, but are not limited to parking covers, interior remodeling, additions to the buildings or new building.^{*10}

ARTICLE 902.10. DELETED WITH TA2007016 EFFECTIVE 9-22-08

ARTICLE 902.11. DELETED WITH TA2007016 EFFECTIVE 9-22-08

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Date of Revisions			
*1	Revised 3-29-71	*8	Revised 5-16-90
*2	Revised 4-9-79	*9	Added 2-20-94
*4	Revised 4-2-84	*10	Added 5-3-95
*5	Revised 10-15-84	*11	Effective 9-22-08
**5	Added 10-15-84	*12	Effective 11-19-10 - TA2009014

SECTION 903. IND-3 (Heavy Industrial Zoning District) *2

ARTICLE 903.1. PURPOSE: The principal purpose of this zoning district is to provide for heavy industrial uses in locations which are suitable and appropriate, taking into consideration land uses on adjacent or nearby properties, access to a major street or highway, rail service or other means of transportation, and the availability of public utilities while encouraging sustainable development practices. Principal uses permitted in this zoning district include the industrial uses that are not permitted in any other zoning district. *8

ARTICLE 903.2. USE REGULATIONS: A building or premise shall be used only for any industrial use not in conflict with any Ordinance of Maricopa County, and subject to procedural regulations as listed in Chapter 3, Section 306. Renewable energy systems as set forth in Section 1206 of this Ordinance may be permitted as either a primary or an accessory use. *4, *8

ARTICLE 903.3. HEIGHT REGULATIONS: The height of buildings shall not exceed **40 feet** or **three stories**, except that the height of any building or structure closer than **40 feet** to any rural or residential zone boundary shall not exceed the distance from said building or structure to the zone boundaries, except that no building need be less than **ten feet** in height. Streets or alleys may be included in calculating distance.

ARTICLE 903.4. YARD REGULATIONS: Yards are required as follows:

1. **Front Yard:**

a. All properties abutting a public street shall have an open setback area extending for the full width of the property. This setback shall be parallel to the centerline of the street and shall be measured from the setback line or the ultimate right-of-way line of a local street, and shall be of a depth as indicated below:

1. Abutting any major street, section line road, State or Federal highway not less than **20 feet**.

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2. Abutting collector streets and midsection line roads not less than **15 feet**.
 3. Abutting local streets and interior streets of industrial subdivision not less than **ten feet**.
 - b. Where the frontage between **two intersecting streets** is located partly in the IND-3 Zoning District and partly in a rural, residential or commercial zoning district, there shall be a front yard equal to the front yard required in the adjoining rural, residential or commercial zoning district, but such yard need not exceed **25 feet** in depth.
2. **Side Yard:** None required (see Chapter 9, Section 903-, Article 903.3. - Height Regulations) except that:
 - a. Where a lot is adjacent to a rural or residential zoning district, there shall be a side yard on the side of the lot adjacent to such rural or residential zoning district having a width of not less than **five feet**.
 - b. Where a corner lot abuts a rural or residential zoning district whether or not separated by an alley, there shall be a side yard on the street side of such corner lot having a width of not less than **ten feet**.
 - c. If a side yard is otherwise provided it shall have a width of not less than **three feet**.
 3. **Rear Yard:** None required (see Chapter 9, Section 903-, Article 903.3. - Height Regulations) except that where a lot abuts a rural or residential zoning district whether or not separated by an alley, there shall be a rear yard having a depth of not less than **25 feet**.

ARTICLE 903.5. INTENSITY OF USE REGULATIONS:

1. **Lot Area:** Each lot shall have a minimum area of **6,000 square feet**.
2. **Lot Width:** Each lot shall have a minimum width of **60 feet**.
3. **Lot Coverage:** The maximum lot coverage shall be **60%** of the lot area.

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ARTICLE 903.6. PARKING REGULATIONS: The parking regulations are as provided in Chapter 11, Section 1102.

ARTICLE 903.7. SIGN REGULATIONS: The sign regulations are as provided in Chapter 14, Section 1405.

ARTICLE 903.8. LOADING AND UNLOADING REGULATIONS: The loading and unloading regulations are as provided in Chapter 11, Section 1103.

ARTICLE 903.9. ADDITIONAL REGULATIONS: The additional regulations are as follows:^{*1}

1. A building or premise other than the residence, or **one** mobile home of the family of the operator or caretaker employed on the premise of a commercial or industrial use shall not be used for dwellings, mobile home parks, travel trailer parks, mobile home subdivisions and resort hotels.
2. Any outdoor lighting shall be in conformance with provisions in Chapter 11, Section 1112: hereof. Any outdoor lighting shall be placed so as to reflect light away from any adjoining rural or residential zoning district.^{*3}
3. Site Enclosure and Screening Requirements: Industrial sites and/or uses shall be enclosed to provide effective site screening from adjoining properties, uses or streets as follows:
 - a. Adjacent to any rural or residential zone, automobile parking shall be screened from view.
 - b. A solid masonry wall, not less than **six feet** in height shall be required along and adjacent to any side or rear property line abutting any rural or residential zone boundary, or any alley abutting such zone boundary. Further, any access gates shall be constructed of view-obscuring material to provide effective site screening.
 - c. The perimeter of any portion of a site not adjacent to a rural or residential zone boundary upon which any outdoor use of any industrial nature is permitted shall be enclosed to a height of not less than **six feet** by building walls, walls or fences of any view-obscuring material. No outdoor industrial use or enclosure thereof shall encroach into any required setback area adjacent to any street, nor shall any storage products or materials exceed the height of any such enclosure.

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4. Signs shall be subject to the same provisions applying to signs when located in the **IND-2** Zoning District.
5. In any multi-phase industrial project, all areas of a parcel which have been graded or the surface disturbed in any way, and which are not currently under development shall be revegetated or surfaced to minimize wind-blown dust by a method or plan approved by the Department of Planning and Development. ^{*5}
6. All industrial development shall be subject to a plan of development approval as set forth in the provisions of this Ordinance. ^{*7}
7. For industrial uses, which were developed prior to October 15, 1984, an as-built plan which requires a zoning clearance may serve as the plan of development. When the owner or authorized agent wants to make a change to the property, this as-built plan indicating the changes may be submitted. The zoning inspector may approve changes as long as any expansion is part of the existing land use, does not conflict with existing codes, does not exceed one hundred percent of the area of the original development, and does not adversely impact the surrounding areas or drainage conditions. These changes may include, but are not limited to parking covers, interior remodeling, additions to the buildings or new buildings. ^{*6}

ARTICLE 903.10. DELETED WITH TA2007016 EFFECTIVE 9-22-08

ARTICLE 903.11. DELETED WITH TA2007016 EFFECTIVE 9-22-08

Date of Revisions			
*1	Revised 3-29-70	*5	Added 2-20-94
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*3	Revised 4-2-84	*7	Effective 9-22-08
*4	Revised 10-15-84	*8	Effective 11-19-10 - TA2009014
**4	Added 10-15-84		

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Chapter 11 – General Regulations

SECTION 1101. APPLYING GENERAL PROVISIONS

The regulations set forth in this Chapter qualify or supplement, as the case may be, the zoning district regulations appearing elsewhere in this Ordinance.

SECTION 1102. PARKING REGULATIONS^{*20, *31}

ARTICLE 1102.1. MINIMUM REQUIREMENTS: There shall be provided parking spaces for each use on a lot based on the following chart: ^{*8}

USE	MINIMUM PARKING SPACES
1102.1.1. - Residential Uses:	
1. Mobile Home and Travel Trailer/RV Park	One per approved space + spaces to meet the needs of any commercial, office or public assembly
2. Single-family (includes mobile homes on owned lots)	Two per dwelling unit
3. Multiple-family	Two per dwelling unit ^{1 & 2}
4. Fraternities and Sororities	One and one-half per each sleeping room ²
1102.1.2. - Public Assembly Uses: ²	
1. Schools, public, private and charter ^{*31}	One per 400 square feet of floor area
2. All other public assembly uses	One per 200 square feet of floor area
1102.1.3. - Hotels, Motels, Guest Ranches and Resort Hotels:	One per sleeping room + spaces to meet the needs of any commercial, office or public assembly ²
1102.1.4. - Office and Commercial Uses:	One per 250 square feet of floor area + one per 5,000 square feet of outside display area; and + one per 100 square feet of outdoor seating area; and + four per golf course green ²
1102.1.5. - Industrial, Wholesale and Manufacturing Uses:	One per 600 square feet of floor area ²

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1102.1.6. - *Warehouse Uses:*

One per 900 square feet of floor area ²

¹ **20%** of parking spaces shall be reserved for guest parking spaces.

² **5%** of parking spaces shall be handicapped parking spaces.

ARTICLE 1102.2. FRACTIONAL MEASUREMENTS: **One** additional parking space shall be required if the number of required parking spaces results in a fractional number.

ARTICLE 1102.3. LOCATION: ^{*18}

1102.3.1. Parking spaces shall be located on the same lot as the use they are intended to serve, or within **600 feet** of the use to be served provided assurances are supplied to the Zoning Administrator that the off-site parking will be continuously available during normal business hours of the use to be served.

1102.3.2. Parking spaces shall be located such that each space has access to the use to be served without crossing a public or private street, or a railroad right-of-way.

ARTICLE 1102.4. MIXED USES: The required parking spaces shall be the sum of the required parking spaces for the individual uses.

ARTICLE 1102.5. JOINT USE: This Ordinance allows the joint use of parking spaces for **two or more** buildings or uses if the total spaces equals the spaces required for the individual buildings or uses during their normal hours of operation.

ARTICLE 1102.6 HANDICAPPED PARKING:

1102.6.1. Such spaces shall be located on the shortest accessible route to building entrances.

1102.6.2. Such spaces shall show the international handicapped symbol and say "Reserved". Such signs shall be exempted from the Sign Regulations of this Ordinance.

1102.6.3. Such space shall have a handicapped symbol painted on the ground to the rear of the parking space.

ARTICLE 1102.7. DESIGN STANDARDS: ^{*9, *12} The following parking space/lot design standards shall be complied with:

1102.7.1. For other than **one** single-family dwelling unit or **one** mobile home on a lot of record, any parking area shall be paved.

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- 1102.7.2. For **one** single-family dwelling unit or **one** mobile home on a lot of record, any parking area must be paved or in the alternative surfaced with ABC material.
- 1102.7.3. Parking spaces, aisles, and driveways shall be so arranged as to require ingress and egress from the lot to a street by forward motion of the vehicle. ³
- 1102.7.4. Parking spaces shall be designed so that vehicles exiting there from will not be required to back onto or across any sidewalk or street. ³
- 1102.7.5. Adjacent to any rural or residential zone parking areas shall be screened from view, except when separated by a public street. ³
- 1102.7.6. Any lights used to illuminate parking spaces shall be so arranged and screened as to reflect the light away from adjoining lots in rural or residential districts and from streets or from any residential use in commercial zoned districts. Such lights shall be in accordance with any adopted County Outdoor Lighting Ordinance and shall have a maximum height of **18 feet**.
- 1102.7.7. Parking areas shall be visually screened from abutting road right-of-way (excluding alleys) by a building or structure or a strip of landscaping at least **five feet** in width.*³
- 1102.7.8. Either a wall or a minimum **six inches** high curb or bumper guard shall be installed to ensure that no part of a parked vehicle shall extend past any property line.* ³
- 1102.7.9. Parking spaces shall be designated by striping. ³
- 1102.7.10. The design of roads, pedestrian walks, and open spaces within parking areas are subject to approval by the Zoning Administrator and shall be arranged so that pedestrians are not unnecessarily exposed to vehicular traffic.³
- 1102.7.11. Paved and comfortably graded pedestrian walks shall be provided along lines of the most intense pedestrian use, particularly from building entrances to streets, parking areas, and adjacent buildings. ³
- 1102.7.12. Only **one** parking area entrance and **one** parking area exit; or **one** combined parking area entrance and exit is allowed for a lot or parcel along any **one** street unless otherwise approved by the County Engineer.

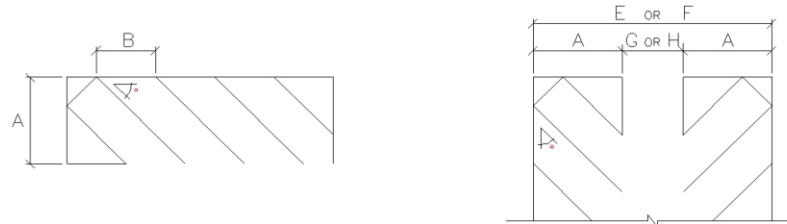
*³ Requirement applies except for single-family dwellings, two-family dwellings, and individual mobile homes on a lot of record.

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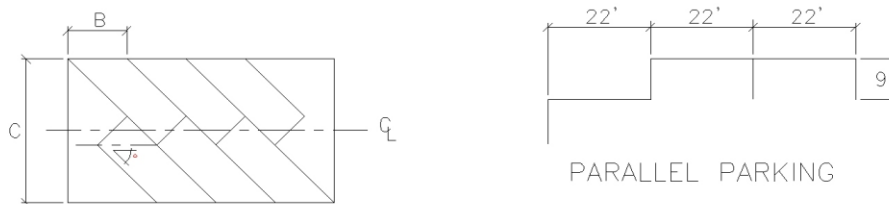
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ARTICLE 1102.8. PARKING AREA DIMENSIONS^{*34}: Dimensions of parking spaces and access areas shall be in accordance with the following:

SEE PARKING LAYOUT GRAPHIC



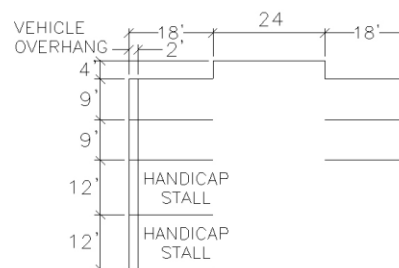
ANGULAR PARKING PATTERNS



PARALLEL PARKING

ANGLE PARKING

Δ°	A	B	C	D	E ONE WAY AISLE	F TWO WAY AISLE	G ONE WAY AISLE	H TWO WAY AISLE
30	16.8	18.0	25.8	12.9	45.6	51.6	12.0	18.0
45	19.1	12.7	31.8	15.9	51.2	58.2	13.0	20.0
60	20.1	10.4	35.7	17.8	58.2	62.2	18.0	22.0



90 DEGREE PARKING

ARTICLE 1102.9. ADDITIONAL PARKING REGULATIONS: In addition to the above parking requirements, the following requirements must be met:

- 1102.9.1. No Zoning Clearance shall be issued unless the required parking as indicated in this section is provided.
- 1102.9.2. Whenever a Zoning Clearance has been granted, the subsequent use of the property is conditioned upon the provision of the parking spaces contained in the approved plans.

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- 1102.9.3. No addition or enlargement of an existing building or use shall be permitted unless the parking requirements of this Ordinance are met for the entire building or use.
- 1102.9.4. The parking or storage of a non-accessory vehicle except for normal deliveries having a gross vehicle weight greater than **10,000 lbs.** on any lot in any rural or residential zoning district is prohibited. ^{*24}
- 1102.9.5. Not more than **one** unregistered or inoperable motor vehicle shall be stored on any lot or parcel of land within any rural or residential zoning district, and such unregistered or inoperable vehicle shall be stored such that it cannot be seen from any public or private street right-of-way.
- 1102.9.6. The use of any required parking area for motor vehicle repair work, or display, or sales of any kind is prohibited, and any required parking area shall be available for customer, patron, and employee parking at all time during normal business hours.
- 1102.9.7. Parking structures, which have no portion above grade, shall not be included in the calculation of lot coverage for the site.
- 1102.9.8. Off-street parking provided for employees of office or commercial or industrial uses requiring **50** or more spaces shall designate at least **10%** of the total number of parking spaces for use by car and/or van pools, and be clearly signed, reserved, and managed to that end.
- 1102.9.9. Off-street parking provided for employees of office or commercial or industrial uses requiring **100** or more spaces shall designate at least **15%** of the total number of parking spaces for use by car and/or van pools and be clearly signed, reserved, and managed to that end; and shall design and construct convenient facilities in order to secure bicycles; and shall design and provide for needed transit facilities, such as, but not limited to, park and ride parking spaces and transit stops and shelters as determined by the Regional Public Transit Authority; and shall provide to the Maricopa County Trip Reduction Office, plans and programs to reduce total vehicle trips in conformance with the State of Arizona and Maricopa County goals, policies, regulations, and plans.
- 1102.9.10. For those large scale developments that include one or more regulation golf courses and which propose to use golf carts to meet some of the transportation needs, **one** of the **two** required parking spaces for single-family and multiple-family dwellings may be a golf cart parking space. Such golf cart parking space shall be a maximum size of **six feet** in width and **12** feet in depth and shall not be used for any purpose other than golf cart parking. Up to **10%** of the

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required parking spaces at regulation golf courses in the above large scale developments may be golf cart parking spaces.

Date of Revisions			
*1	Revised 7-17-72	*18	Revised 8-5-85, Effective 1-1-86
*2	Added 12-30-74	*20	Revised 4-3-91
*3	Revised 8-11-75	*24	Revised 5-6-94
*8	Revised 10-1-79	*31	Effective 11-19-99
*9	Revised 5-11-81	*34	Correction 2-25-00
*12	Revised 8-15-83		

SECTION 1103. LOADING AND UNLOADING REGULATIONS

ARTICLE 1103.1. COMMERCIAL BUILDINGS: For all commercial buildings hereafter erected, or for any building converted to such use or occupancy, there shall be provided **one** loading and unloading space for each **25,000 square feet** of floor area, or fraction thereof, devoted to such use in the building.

ARTICLE 1103.2. WHOLESALE, MANUFACTURING AND INDUSTRIAL BUILDINGS: For all wholesale, manufacturing and industrial buildings hereafter erected, or for any building converted to such use or occupancy, there shall be provided **one** loading and unloading space for each **10,000 square feet** of floor area, or fraction thereof, devoted to such use in the building.

ARTICLE 1103.3. LOCATION: The required loading and unloading spaces shall in all cases be on the same lot as the use they are intended to serve. In no case shall required loading and unloading spaces be part of the area used to satisfy the parking requirement.

ARTICLE 1103.4. COLLECTIVE ACTION: This Ordinance shall not be construed to prevent the joint use of loading and unloading spaces for **two** or more buildings or used if the total of such spaces when used together is not less than the sum of the spaces required for the various individual buildings or uses computed separately.

ARTICLE 1103.5. MIXED USES: In the case of mixed uses, the required loading and unloading spaces shall be the sum of the required loading and unloading spaces for the various uses computed separately, and such spaces for one use shall not be considered as providing required loading and unloading for any other use.

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SECTION 1104. RIGHT-OF-WAY ACQUISITION

The recommendation of the Commission on a proposed zoning district boundary or application for a Special Use Permit may include appropriate provision for acquiring right-of-way for street widening purposes. The amount of land recommended for such acquisition, however, shall not extend beyond the setback lines set forth in Chapter 11, Section 1105. hereof. ^{**7, ***9, ***10, ***11}

Date of Revisions			
7	Added 4-1-85	*10	Renumbered 12-7-87
***9	Renumbered 8-4-86	***11	Renumbered 2-6-89

SECTION 1105. SETBACK LINES

ARTICLE 1105.1. ESTABLISHMENT: The following setback lines are hereby established:

- 1105.1.1. ***Cave Creek Road: 105 feet*** from and on both sides of the centerline of Cave Creek Road; from the northwest corner of the SW 1/4, Section 14, T4N, R3E, G&SRB&M, to the southerly line of Section 33, T6N, R4E, G&SRB&M.
- 1105.1.2. ***Scottsdale Road: 105 feet*** from and on both sides of the centerline of Scottsdale Road; from the northeast corner of Section 10, T4N, R4E, G&SRB&M, to the southerly line of Section 3, T5N, R4E, G&SRB&M.
- 1105.1.3. ***Major Streets, Section Line Roads, State and Federal Highways:***
1. **75 feet** from and on both sides of the centerline of all existing or proposed major streets, section line roads, State and Federal Highways, where service roads are required.
 2. **55 feet** from and on both sides of the centerline of all existing or proposed major streets, section line roads, State and Federal Highways, where service roads are not required.
- 1105.1.4. ***Collector Streets and Mid-Section Line Roads: 40 feet*** from and on both sides of the centerline of all existing or proposed collector streets and mid-section line roads.
- 1105.1.5. ***Local Streets: 25 feet*** from and on both sides of the centerline of all existing or proposed local streets, except that this requirements shall be increased to **30 feet** for local streets abutting properties in multiple-family residential, commercial and industrial zoning districts.

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ARTICLE 1105.2. MEASUREMENT: On any lot wherein a setback line has been established, yards required by the regulations for the zoning district in which such lot is located shall be measured from the setback line. The setback line that includes the future right-of-way shall be enforced unless a written report is received from the County Highway Department stating no future street is recommended along the subject setback line on the subject property. ^{*19}

ARTICLE 1105.3 BUILDINGS AND STRUCTURES: Buildings or structures hereafter erected, altered or relocated shall not be placed within the aforementioned setback lines. The setback line that includes the future right-of-way shall be enforced unless a written report is received from the County Highway Department stating no future street is recommended along the subject setback line on the subject property. ^{*19}

Date of Revisions			
*19	Revised 2-6-89		

SECTION 1106. ACCESSORY BUILDINGS AND USES^{*17, *22}

ARTICLE 1106.1. CONSTRUCTION AND USE: Accessory buildings or uses shall not be constructed or established on a lot until construction of the principal building has been actually commenced or the primary use established. Accessory buildings shall not be used for dwelling purposes, except if specifically approved in a Residential Unit Plan of Development, pursuant to the provisions of Chapter 10, Section 1002., Article 1002.9, if approved as an accessory dwelling unit/guest house, pursuant to the provisions of Chapter 5, Section 501.2.20, or Chapter 6, Section 601.2.13 if approved for occupancy by caretakers employed on the premises or if occupied pursuant to a Temporary Use Permit. ^{*27, *29, *30, *31}

ARTICLE 1106.2. LOCATION: Detached accessory buildings may be built in the required rear yard but such accessory buildings shall not occupy more than **30%** of the required rear yard and shall not be nearer than **three feet** to any side or rear lot line or setback line. Should the accessory building be located partially within the required rear yard and partially within the buildable area, that portion within the buildable area shall meet all side yard regulations of the applicable zoning district. In the case of corner lots, accessory buildings shall not be nearer to the street than a distance equal to not less than **one half** the depth of the required front yard of the corner lot; and when a garage is entered from an alley, it shall not be located nearer than **ten feet** to the alley line. ^{*11}

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ARTICLE 1106.3. LOCATION ON THROUGH LOTS: Accessory buildings on through lots shall be no nearer to either street than a distance equal to the required front yard of such lot.

Date of Revisions			
*11	Revised 3-21-83	*29	Effective 5-16-98
*17	Revised 4-1-85	*30	Effective 01-19-2007
*22	Revised 2-20-94	*31	Effective 11-14-08
*27	Effective 10-10-97		

SECTION 1107. NUMBER OF PRINCIPAL BUILDINGS ON A LOT

Where a lot is located in a multiple-family residential, commercial or industrial zoning district, more than **one** principal building may be located on the lot but only when the locations of such buildings conform to all the open space requirements around the lot for the zoning district in which the lot is located. Yard regulations in such case may be applied around the principal buildings as though there were only one principal building on the lot.

SECTION 1108. ADJUSTMENT PERMITTING AN ADDITIONAL DWELLING UNIT

In zoning districts permitting multiple-family dwellings, if an amount of lot area not allocated to a dwelling unit is more than **80%** of that required for one dwelling unit, such remaining lot area may be used to satisfy the lot area requirement for an additional dwelling unit.

SECTION 1109. ADDITIONAL LOT AREA AND DIMENSION REGULATIONS

ARTICLE 1109.1. PRE-EXISTING NON-CONFORMING LOTS: Any lot of record existing at the time this Ordinance or amendments thereto become effective, which does not conform with the lot area or width requirements for the zoning district in which it is located may be used for any use permitted in that zoning district provided other applicable regulations of this Ordinance are complied with.

ARTICLE 1109.2. LOT AREA AND DIMENSION: Any lot, after this Ordinance or amendments thereto become effective, shall not be reduced in any manner below the lot area and dimension requirements of this Ordinance for the zoning district in which it is located, or if a lot is already less than the minimums so required, such lot area or dimension shall not be further reduced.

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ARTICLE 1109.3. YARD, COVERAGE AND OPEN SPACE: Any lot, after this Ordinance or amendments thereto become effective, shall not be reduced or diminished so as to cause the yards, lot coverage or other open spaces to be less than that required by this Ordinance, or to decrease the lot area per dwelling unit except in conformity with this Ordinance.

SECTION 1110. ADDITIONAL YARD AND OPEN SPACE REGULATIONS

ARTICLE 1110.1 MULTIPLE BUILDINGS: Required yard or other open space around any existing buildings, or which is hereafter provided around any building for the purpose of complying with this Ordinance shall not be construed as providing a yard or open space for any other building.

ARTICLE 1110.2. MULTIPLE STORY BUILDINGS: When an open space is more than **50%** surrounded by a building which is **two stories** or more in height, the minimum width of the open space shall be at least **30 feet** for two-story buildings, and **40 feet** for three-story buildings.

ARTICLE 1110.3. MIXED USE BUILDINGS: Side yards for dwelling units erected above other uses conducted in the same building are not required in excess of the side yards that would be required for such building were it not to contain the dwelling units.

ARTICLE 1110.4. AVERAGE SETBACKS: Deleted ^{*16}

ARTICLE 1110.5. MOBILE HOME SUBDIVISIONS: Porches, ramadas or awnings that are open on two or more sides and attached to a mobile home shall be excluded from maximum lot coverage regulations for existing mobile homes that are located in mobile home subdivisions, provided a mobile home subdivision plat in connection therewith has been recorded on or before the effective date of this paragraph and further provided there shall be a minimum distance of **ten feet** between structures on adjoining lots. ^{*4}

ARTICLE 1110.6. EXCEPTIONS: Every part of a required yard shall be open to the sky, unobstructed, except as enumerated in the following:

- 1110.6.1. Accessory buildings and renewable energy systems may locate in the required rear yard subject to applicable regulations elsewhere in this Ordinance. ^{*18}
- 1110.6.2. Ordinary projections of window sills, cornices, eaves and other ornamental features may project a distance not exceeding **two feet** into any required yard,

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except that in the case of accessory buildings in the required rear yard this projection shall not exceed **one foot** beyond the walls of such accessory buildings.

- 1110.6.3. Chimneys may project a distance not exceeding **two feet** into any required yard.
- 1110.6.4. Fire escapes may project a distance not exceeding **five feet** into any required yard provided such projection shall be distant at least **two feet** from any lot line or setback line.
- 1110.6.5. Bay windows and balconies may project a distance not exceeding **three feet** into the required front or rear yard, provided that such features shall not occupy, in the aggregate, more than **one-third** of the length of the wall of the building on which they are located.
- 1110.6.6. Uncovered stairs and necessary landings may project a distance not exceeding **six feet** into the required front or rear yard, provided that such stairs and landings shall not extend above the entrance floor of the building except for a railing not to exceed **three feet** in height.
- 1110.6.7. Terraces, patios, platforms and ornamental features which extend outward from a building and do not extend more than three (3) feet above grade may project into any required yard, provided such features shall be distant at least two (2) feet from any lot line or setback line.*17

Date of Revisions			
*4	Added 3-22-76	*17	Effective 02-01-07
*16	Deleted 2-4-85	*18	Effective 11-19-10 – TA2009014

SECTION 1111. ADDITIONAL HEIGHT REGULATIONS

ARTICLE 1111.1. PUBLIC BUILDINGS: Public or public service buildings, hospitals, institutions, or schools may be erected to a height not exceeding **60 feet**, and churches may be erected to a height not exceeding **75 feet**, if the building is set back from each lot line at least **one foot** for each foot of additional building height above the height limit otherwise permitted in the zoning district in which the building is located.

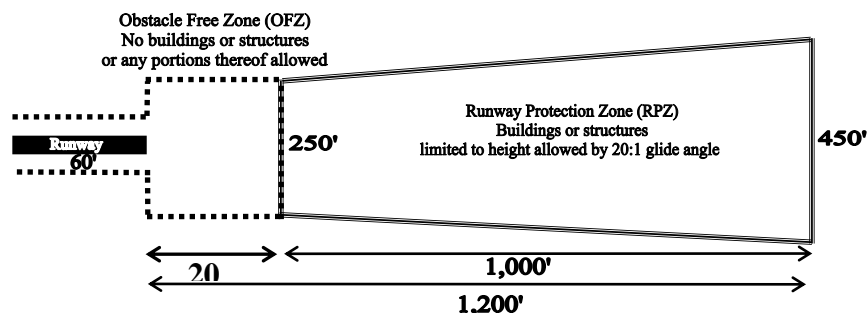
ARTICLE 1111.2. BUILDING APPURTENANCES: Chimneys, church steeples, refrigeration coolers, ventilating fans, elevator bulkheads, fire towers, ornamental towers or spires, and mechanical appurtenances, except for renewable energy systems located in single-family, two-family, and multi-family zoning districts, necessary to operate and maintain the building, may be erected to a height not exceeding **100 feet**, if such structure is set back from each lot line at

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least **one foot** for each foot of additional height above the height limit otherwise permitted in the zoning district in which the structure is located. The above setbacks are measured from the lot line to the closest point (including overhangs or other projections) on the structures. Renewable energy systems as appurtenant structures located within single-family, two-family, and multi-family zoning districts shall be subject to the height regulations of the zoning district in which the property is located. ^{*17,*26,*28,*37}

ARTICLE 1111.3. RUNWAYS AND LANDING STRIPS: Buildings or structures or any portions thereof, except for navigational aids, shall not be located in the obstacle free zone ("OFZ") which shall be defined as an area which is **60 feet wide** along each side of the edge of the runway of an existing or proposed runway or landing strip and **250 feet wide** centered along the projected runway center line at a distance of **200 feet** from the end or ends of an existing or proposed runway or landing strip where takeoff and landing is either executed or proposed. A runway protection zone ("RPZ") shall be located at the end or ends of the existing or proposed runway or landing strip where takeoff or landing is either executed or proposed which shall be a trapezoidal area which is **200 feet** beyond the ends of the runway and centered along the projected runway centerline. The RPZ shall be **1,000 feet long**. The width of the RPZ closest to the end of the runway or landing strip shall be **250 feet**. The width of the RPZ furthest from the end of the runway or landing strip shall be **450 feet**. Within the RPZ, buildings or structures or any portions thereof shall not be erected to exceed a height that would interfere with the takeoff or landing of a plane with a glide angle of **one foot** vertical for every **20 feet** horizontal, such glide angle to be computed as beginning at the RPZ boundary which is closest to the end of the runway. The OFZ or RPZ should be located entirely on the same lot or parcel as the runway or landing strip. In any instance where any portion of the OFZ or RPZ of a runway or landing strip extends beyond the lot or parcel of property containing the runway or landing strip, written consent or aviation easements must be obtained from all property owners in which the OFZ or RPZ may wholly or partially lie. The provisions of this paragraph may be waived for any public or military airport subject to Federal Aviation Administration or Department of Defense requirements.^{*35}

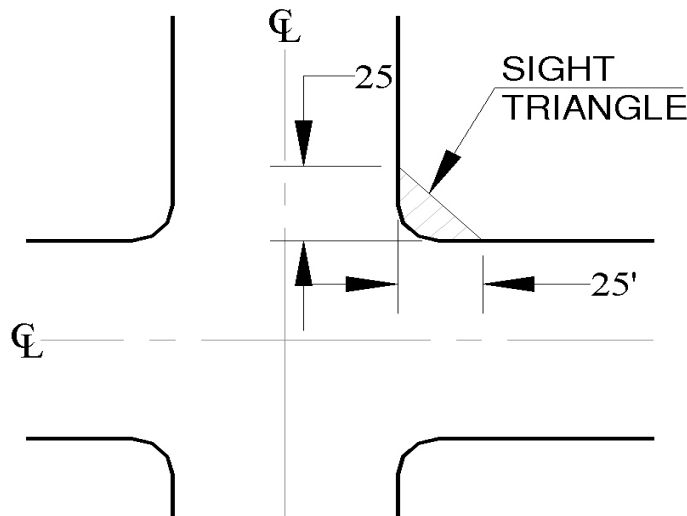


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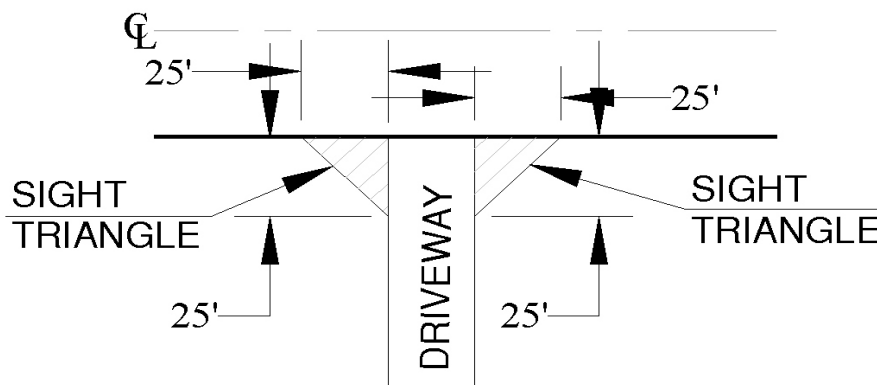
ARTICLE 1111.4. CORNER LOTS: The following limitations shall apply to corner lots in all zoning districts and to driveways in commercial and industrial zoning districts:

- 1111.4.1. In all zoning districts no structure, landscaping, fence, wall, terrace or other obstruction to view in excess of **two feet** in height, measured from the lowest established elevation of the nearest street centerline, shall be placed within the triangle formed by measuring along street-side and/or alley-side property lines a distance of **25 feet** from their point of intersection and by connecting the ends of the respective **25 feet** distances.^{*32}



- 1111.4.2. Further, in commercial and industrial zoning districts no structure, landscaping, fence, wall, terrace or other obstruction to view in excess of **two feet** in height, measured from the established elevation of the nearest street centerline, shall be placed within the triangle formed by measuring along street-side property line and driveway length a distance of **25 feet** from their point of intersection and by connecting the ends of the respective **25 feet** distances.^{*32}

- 1111.4.3. Within the said triangles, driveways and parking are prohibited.^{*33}



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ARTICLE 1111.5. FENCES, WALLS, AND RETAINING WALLS: The following provisions apply to fences, walls, and retaining walls.

1111.5.1. Definitions: For purposes of Article 1111.5, the following definitions apply.

Fall Protection: A barrier constructed of metal pipe rail or wooden rail, metal view fence, or transparent sheeting used for the purpose of preventing a human being from falling from an elevated surface.

Fence: A vertical, linear, unroofed structure, usually constructed of wire, posts, boards, or rails, used for the purpose of delineating a boundary or functioning as a barrier.

Wall: A vertical, linear, unroofed structure, usually constructed of concrete or masonry, used for the purpose of delineating a boundary or functioning as a barrier.

Wall, Retaining: Any wall that is constructed for the purpose of holding back earth for the purpose of making a transition in elevation from one grade to another. Retaining walls located on lands not considered Hillside as defined by Article 1201.2.1 are subject to the provisions of Article 1111.5. Any retaining walls located on lands considered Hillside shall be subject to the provisions outlined in Section 1201.

1111.5.2. Retaining walls

1111.5.2.1. Retaining walls shall meet the provisions of Article 1111.5 unless a variance to these standards is granted by the Maricopa County Board of Adjustment pursuant to Section 303, or through an approved Unit Plan of Development as set forth under Sections 1002, 1003, and 1004.

1111.5.2.2. All retaining walls shall be constructed such to include appropriate moisture barriers and weep holes.

1111.5.2.3. Where retaining walls are visible to the public, said retaining walls should be constructed of split-face concrete masonry unit (CMU), stucco, brick, tile, stone or other material such to minimize the visual impact of the wall. Further, the area in front of a retaining wall that is visible to the public should be suitably landscaped using low water use plants. If a tier is created by a series of retaining walls and is visible to

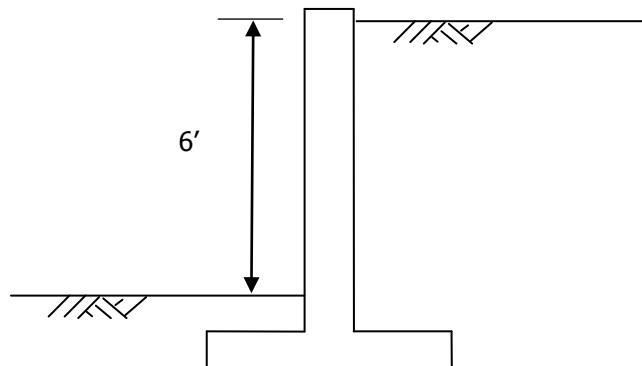
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the public, the plant species used should not have invasive root systems or generate severe point loads nor should any tree specimens used in the landscaping of a tier have a canopy that is wider than the separation distance between the walls at the tree's maturity.

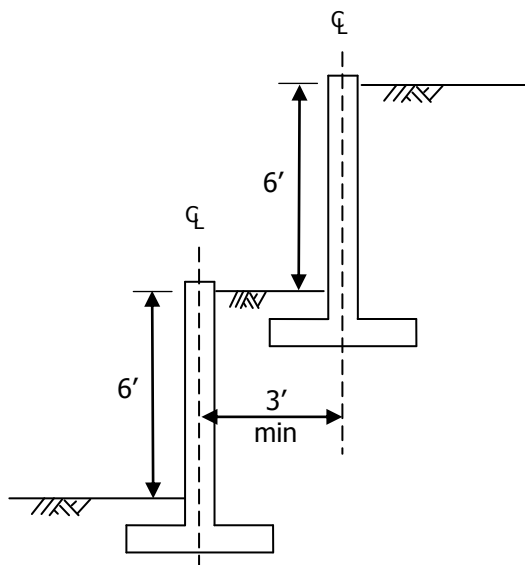
1111.5.2.4.

Retaining walls shall not exceed a height of **six (6) feet** as measured from the low side finished grade to the top of the earth being retained.



1111.5.2.5.

Where more than one retaining wall is erected in a series such to serve as an integral retaining wall system, the height of an individual retaining wall section shall not exceed **six (6) feet** as measured from the low side finished grade of the retaining wall to the top of the earth being retained by that retaining wall section. The number of retaining walls is not limited, but where retaining walls are tiered, separation between retaining walls (centerline to centerline) shall be a minimum of **three (3) feet**. Two (2) or more retaining walls separated by a building shall not be considered a series.

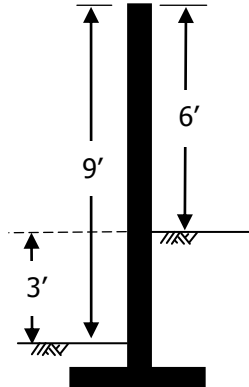


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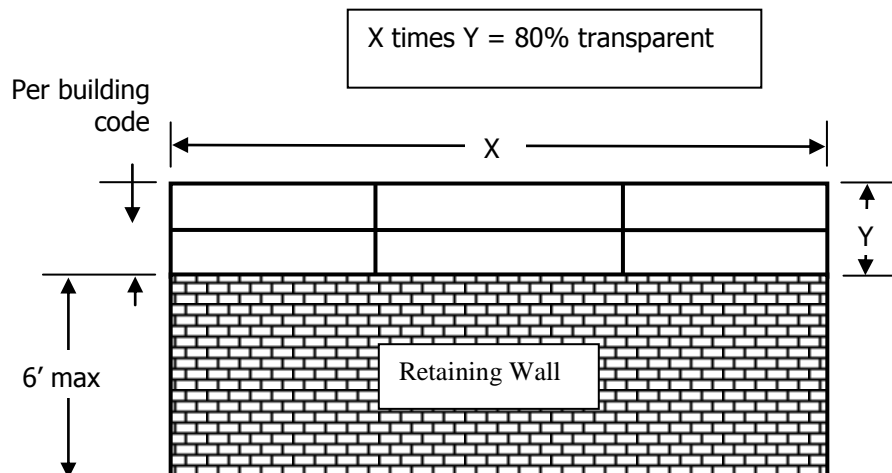
1111.5.2.6.

Where a wall or fence as defined by Article 1111.5.1 above is erected on top of a retaining wall, the maximum overall height of the retaining wall combination shall not exceed **nine (9) feet** as measured from the low side finished grade to the top of the wall or fence, except that in Single-family and Multi-family zoning districts, the maximum overall height of the retaining wall combination shall not exceed **three feet-six inches (3'-6")** when located in the required front yard.



1111.5.2.7.

Additional fall protection where required by the applicable building code shall be allowed on top of a retaining wall without affecting the overall height of the wall, provided said fall protection is of a transparency of **80%** or greater and the height of the fall protection does not exceed what is required by the building code. Transparency shall be calculated by taking the area of the empty space between horizontal and vertical members divided by the outer dimensions of the fall protection system. Fall protection as provided for under this article shall be constructed of metal pipe rail or wooden rail, metal view fence, or transparent sheeting. Other construction materials shall not receive this exclusion.



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1111.5.3. Rural, Commercial, and Industrial zoning districts:

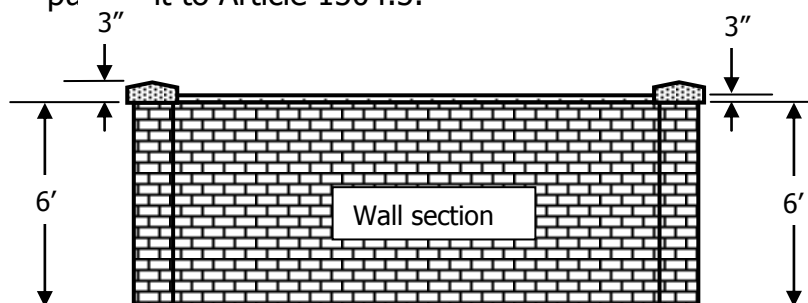
- 1111.5.3.1. Fences or walls located outside of the lot's buildable area shall not exceed a height of **six (6) feet** as measured from finished grade, or as measured from the top of an integral retaining wall.

1111.5.4. Single-family and Multi-family zoning districts:

- 1111.5.4.1. Fences, walls, or retaining walls, or any combination thereof located within the required front yard shall not exceed a height of **three feet-six inches (3'-6")** as measured from finished grade.
- 1111.5.4.2. Fences or walls located outside of the lot's buildable area, but not within the required front yard, shall not exceed a height of **six (6) feet** as measured from finished grade, or as measured from the top of an integral retaining wall.
- 1111.5.4.3. When a corner lot abuts a key lot, a fence, wall, or retaining wall located along the street-side of the corner lot shall be setback from the street-side property line a distance of not less than half the distance of the required front yard setback.

1111.5.5. Exceptions:

- 1111.5.5.1. Utility companies that are regulated by the Arizona Corporation Commission may be allowed increased fence or wall heights due to national, state, or local standards.
- 111.5.5.2. Wall panels which are constructed of masonry may be allowed to exceed the maximum allowed height through the use of decorative caps not to exceed **three (3) inches** in height. Masonry columns supporting any fence or wall may exceed the maximum allowed height through the use of decorative caps not to exceed **six (6) inches** in height. Any fence, wall, or supporting column, or portion thereof exceeding **six (6) feet** in height shall require a building permit pursuant to Article 1504.5.



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- 1111.5.5.3. Fences, walls, or retaining walls located on a corner lot shall not exceed a height of **two (2) feet** within the required sight visibility triangle as provided in Article 1111.4.*36

ARTICLE 1111.6. ACCESSORY BUILDING AND STRUCTURE HEIGHT: *No building or structure in any zoning district shall exceed the maximum height permitted for a principal building permitted in the respective zoning district unless the proposed use has specific height regulation set forth in this ordinance.*

ARTICLE 1111.7. Electric Transmission Lines: *Structures to support electric transmission lines shall observe a maximum height of 120 feet.*

Date of Revisions			
*17	Revised 4-1-85	*36	Effective 02-01-07
*26	Effective 6-13-97	*37	Effective 11-19-10 – TA2009014
*28	Effective 1-17-98		
*32	Effective 2-4-00		
*33			
*35	Effective 9-7-01		

SECTION 1112. OUTDOOR LIGHT CONTROL PROVISIONS^{*13}

ARTICLE 1112.1. PURPOSE: These provisions are intended to control the use of outdoor artificial illuminating devices emitting rays into the night sky which have a detrimental effect on astronomical observations. It is the intention of this Ordinance to encourage good lighting practices such that lighting systems are designed to conserve energy and money, while increasing nighttime safety, utility, security and productivity.

ARTICLE 1112.2. CONFORMANCE WITH APPLICABLE CODES:

- 1112.2.1. All outdoor artificial illuminating devices shall be installed in conformance with the provisions of this section and any building code now in effect or which may hereafter be enacted, as applicable.
- 1112.2.2. Where any provisions of the Arizona State Statutes, or any Federal law, or any companion Ordinance conflicts with the requirements of this outdoor light control provision, the most restrictive shall govern.
- 1112.2.3. The provisions of this section are not intended to prevent the use of any material or method of installation not specifically prescribed by this Ordinance.

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- 1112.2.4. As new lighting technology develops which is useful in reducing light above the horizontal, consideration shall be given to use of state of the art technology in keeping with the intent of the Ordinance.

ARTICLE 1112.3. DEFINITIONS:

- 1112.3.1. ***Outdoor Light Fixtures:*** Outdoor artificial illuminating devices, outdoor fixtures, lamps and other devices, permanent or portable, used for illumination or advertisement. Such devices shall include, but are not limited to, search, spot or flood lights for:
1. Building and structures;
 2. Recreational areas;
 3. Parking lot lighting;
 4. Landscape lighting;
 5. Billboards and other signage (advertising or other);
 6. Street lighting.
- 1112.3.2. ***Approved bottom-mounted outdoor advertising fixture(s):*** An approved fixture design shall mean a system of lighting which is installed at the lower portion of an outdoor advertising sign board and consists of no more than **four** individual fixtures (or lamps) per sign face; produces a maximum of **40,000 lumens per fixture**; and spills or casts beyond the sign face no more than **1,017 lumens per fixture**.^{*14}
- 1112.3.3. ***Individual:*** Shall mean any private individual, tenant, lessee, owner or any commercial entity, including but not limited to companies, partnerships, joint ventures or corporations.^{*14}
- 1112.3.4. ***Installed:*** Shall mean the initial installation of outdoor light fixtures defined herein following the effective date of this Ordinance, but shall not apply to those outdoor light fixtures installed prior to such date, except as provided in Article 1112.6.1. below^{*14}

ARTICLE 1112.4. GENERAL REQUIREMENTS:

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1112.4.1. **Shielding:** All exterior illuminating devices, except those exempt from this Ordinance and those regulated by Article 1112.5.3. shall be fully or partially shielded as required in Article 1112.4.2.

1. "Fully Shielded" shall mean that those fixtures so designated shall be shielded in such a manner that light rays emitted by the fixture, either directly from the lamp or indirectly from the fixture, are projected below a horizontal plane running through the lowest point of the fixture where light is emitted.
2. "Partially shielded" shall mean that those fixtures so designated shall conform to the classification of "Cutoff", defined as follows:
 - a. A luminaire light distribution is designated as cutoff when the candle-power per **1,000 lamp lumens** does not numerically exceed **25 lumens** (two and one-half percent) at an angle of **90 degrees** above Nadir (horizontal), and **100 lumens** (ten percent) at a vertical angle of **80 degrees** above Nadir. This applies to any lateral angle around the luminaire.

1112.4.1. **Filtration:** Those outdoor light fixtures requiring a filter in Article 1112.4.2. shall have glass, acrylic or translucent enclosures (Quartz Glass does not meet this requirement).

1112.4.2. **Requirements for Shielding and Filtering:** The requirements for shielding and filtering light emissions from outdoor light fixtures shall be as set forth in the following table:

FIXTURE LAMP TYPE	SHIELDED	FILTERED
Low pressure sodium ¹	None	None
High pressure sodium	Fully	None
Metal halide ⁵	Fully	Yes
Fluorescent ⁷	Fully ⁴	Yes ²
Quartz ³	Fully	None
Incandescent greater than 150 watts	Fully	None
Incandescent, 150 watts or less	None	None
Mercury vapor	Fully ⁶	Yes ⁶
Fossil fuel	None	None
Glass tubes filled with neon, argon, and krypton	None	None
Other sources	As approved by the zoning inspector	

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Footnotes:

1. *This is the preferred light source to minimize undesirable light into the night sky affecting astronomical observations.*
2. *Warm white and natural lamps are preferred to minimize detrimental effects.*
3. *For the purposes of this ordinance, quartz lamps shall not be considered an incandescent light source.*
4. *Outdoor advertising signs of the type constructed of translucent material and wholly illuminated from within do not require shielding.*
5. *Metal Halide display lighting shall not be used for security lighting after 11:00 p.m. (or after closing hours if before 11:00 p.m.) unless fully shielded. Metal Halide lamps shall be in enclosed luminaries.*
6. *Recommended for existing fixtures. The installation of Mercury Vapor Fixtures is prohibited effective ninety (90) days after the date of adoption of this Ordinance.*
7. *Outdoor advertising signs may use fluorescent fixtures. These fixtures must be mounted at the top of the sign structure and may be partially shielded, but not filtered.*

ARTICLE 1112.5. PROHIBITION:

- 1112.5.1. **Searchlights:** The operation of searchlights for advertising purposes is prohibited between the hours of **11:00 p.m.** and **sunrise**.
- 1112.5.2. **Recreational Facilities:** No outdoor recreational facility, public or private, shall be illuminated by non-conforming means after **11:00 p.m.**, except to conclude specific recreational or sporting event or any other activity conducted at a ball park, outdoor amphitheater, arena, or similar facility in progress prior to **11:00 p.m.**
- 1112.5.3. **Outdoor Building or Landscaping Illumination:** The unshielded outdoor illumination of any building, landscaping, signing or other purpose is prohibited, except with incandescent fixtures of **150 Watts** or less, or low pressure sodium fixtures.
- 1112.5.4. **Mercury Vapor:** The installation of Mercury Vapor fixtures is prohibited effective **90 days** after the date of adoption of this Ordinance.

ARTICLE 1112.6. PERMANENT EXEMPTIONS:

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1112.6.1. ***Non-Conforming Fixtures:*** All outdoor light fixtures installed prior to **January 1, 1985**, that are equipped with a permanent automatic shut-off device may remain unchanged, except that the subject light fixtures shall not be operated between the hours of **11:00 p.m.** and sunrise. All outdoor light fixtures installed prior to **January 1, 1985**, that are not equipped with an automatic shut-off device may remain unchanged. With respect to all outdoor light fixtures installed prior to **January 1, 1985**, whether with an automatic shut-off device or not, there shall be no change in use, replacement, structural alteration, or restoration after discontinuance of use for a period of **12** consecutive months, unless it thereafter conforms to the provisions of these regulations.

1112.6.2. ***Fossil Fuel Light:*** Produced directly or indirectly by the combustion of natural gas or other utility-type fossil fuels.

ARTICLE 1112.7 OTHER EXEMPTIONS FROM OUTDOOR LIGHTING PROVISIONS: ^{*14}

1112.7.1. ***Bottom-Mounted Outdoor Advertising Lighting:*** Outdoor advertising sign boards which exceed **301 square feet** per sign face and consist of panels which are designed to be removed from the top of the sign board are exempt from the provisions of this Ordinance if illuminated by an approved bottom-mounted outdoor advertising fixture equipped with an automatic device which shuts off the fixture between midnight and sunrise.

1112.7.2 ***Low Intensity Fixtures:*** Any outdoor lighting fixture which has a maximum candle power of less than **1,000 candelas** is exempt from these provisions, if equipped with an automatic device which shuts off the fixture between the hours of midnight and sunrise.

ARTICLE 1112.8 PROCEDURES FOR COMPLIANCE: ^{*14}

1112.8.1. ***Applications:***

1. Any individual applying for a Zoning Clearance and intending to install outdoor lighting fixtures shall, as a part of said application, submit evidence that the proposed work will comply with provisions in this ordinance.
2. Utility companies providing a notarized affidavit in which they agree to comply with the provisions of these regulations shall be exempt

from applying for and obtaining a permit for the installation of outdoor light fixtures, including residential security lighting.

1112.8.2.

Contents of Application or Submission: The submission shall contain, but shall not necessarily be limited to the following, all or part of which may be part of or in addition to the information required elsewhere in the zoning regulations upon application for the required permit:

1. Plans indicating the location on the premises, the type of illuminating devices, fixtures, lamps, supports and other devices, etc.
2. Description of the illuminating devices, fixtures, lamps, supports and other devices, etc. This description may include, but is not limited to, manufacturers' catalog cuts and/or drawings (including sections where required).
3. The above required plans and descriptions shall be sufficiently complete to enable the Zoning Inspector to readily determine whether compliance with the requirements of this Ordinance will be secured. If such plans and descriptions cannot enable this ready determination by reason of the nature or configuration of the devices, fixtures, or lamps proposed, the applicant shall submit evidence of compliance by certified test reports as performed by a recognized testing lab.

Date of Revisions			
*13	Added 4-2-84	*14	Added 10-29-84

SECTION 1113. FLOOD CONTROL REGULATIONS^{*1}

This Zoning Ordinance and all amendments hereto shall be consistent with and subject to the regulations and provisions of the Floodplain Regulations of Maricopa County.

Date of Revisions			
*1	Added 2-4-74		

SECTION 1114. LOCATION OF MOBILE HOMES, TRAVEL TRAILERS, AIRCRAFT, BOATS, CAMPING TRAILERS, TRUCK CAMPERS & MOTOR HOMES

The location of mobile homes and travel trailers outside of mobile home parks, travel trailer parks and mobile home subdivisions, and the location of aircraft, boats, camping trailers, truck campers and motor homes shall be subject to the following: ^{*22}

ARTICLE 1114.1. REGULATIONS: At no time shall the mobile home, travel trailer, aircraft, boat, camping trailer, truck camper or motor home be

occupied or used for living, sleeping or housekeeping purposes, except as provided below: ^{*3, *5, *17}

- 1114.1.1. Mobile homes and travel trailers intended for non-residential use shall be subject to securing a Temporary Use Permit; provided that mobile homes used for quarters for on duty personnel in connection with publicly or privately owned or operated fire stations shall be considered to be a non-residential use in any zoning district and be subject to securing a Temporary Use Permit. ^{*5, *22}
- 1114.1.2. If a travel trailer, aircraft, boat, camping trailer, truck camper or motor home is located or stored outside of a garage or carport it shall be placed in the rear yard of the lot, except that placement in other than the rear yard for loading and unloading purposes may be permitted for a period of time not to exceed **72 hours**. ^{*5, *22}

Date of Revisions			
*3	Revised 8-11-75	*17	Revised 4-1-85
*5	Revised 1-3-77	*22	Revised 2-20-94

SECTION 1115. AMATEUR RADIO ANTENNAS AND ANTENNA SUPPORT STRUCTURES^{*28}

ARTICLE 1115.1. MAXIMUM HEIGHT: Amateur radio antennas and amateur radio antenna support structures shall not exceed a maximum height of **120 feet** (inclusive of both the support structure and any attached antennas) in any district.

ARTICLE 1115.2. LOCATION: Amateur radio antennas and amateur radio antenna support structures shall be located in the rear yard, except in rural zoning districts on sites of **five acres** or larger where such antennas and support structures may be located anywhere on the buildable area of the lot.

ARTICLE 1115.3. SETBACKS: Amateur radio antennas and amateur radio antenna support structures must meet the yard requirements of primary buildings or structures of the zoning district in which they are located. Such setbacks shall be measured from the lot line to the closest horizontal extension of the antenna support structure or any attachment, including antennas.

ARTICLE 1115.4. SUPPORT STRUCTURES: Amateur radio antennas and amateur radio antenna support structures shall be set back an additional **one foot** (in addition to the yard requirements noted in Article 1115.3. above for every **one foot** in height which the antenna or support structure exceeds the height limitation of the zoning district in which it is located. Such additional setback shall be measured from the lot line to the closest point of the base of the antenna or support structure.

ARTICLE 1115.5. GUY WIRE ANCHORS: Guy wire anchors may be installed within a required setback, but shall not be placed within three feet of any lot line, or within any easement, sight distance triangle, runway or landing strip.

ARTICLE 1115.6. NUMBER OF ALLOWED STRUCTURES: Nothing in this section shall preclude the installation of **two** amateur radio antenna support structures on any lot in the rural zoning districts, provided the standards of this section are met and there is at least **20,000 square feet** of lot area for each antenna support structure.

ARTICLE 1115.7. DEVIATION FROM STANDARDS: No variances to the standards of this section shall be considered, and any amateur radio antenna or amateur radio antenna support structure requiring a deviation from the standards of this section shall require a Special Use Permit.

Date of Revisions			
*28	Effective 1-17-98		